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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
547 Missouri		4101/032	
Case No.	Permit No.	Plans Dated	
2014-002911ENV	201411191944	11/19/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Horizontal and vertical addition to existing single-family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling Will comply with applicable DBI review and recommendations per Geotechnical Investigation, Planned Improvements At 547 Missouri Street, San Francisco, CA- H. Allen Gruen 2-22-2015. Archeological review completed.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 07/08/2015 ____________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Allison K. Vanderslice	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslice	**Signature:** Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmantal Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2015.07.17 17:22:53 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	July 8, 2015
Case No.:	**2014-002911ENV**
Project Address:	**547 Missouri Street**
Zoning:	RH-2, 40-X Height and Bulk District
Block/Lot:	4101/032
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject property is located on the east side of Missouri Street between 20th and Sierra streets in the Potrero Hill neighborhood. The subject property is located within a RH-2 (Residential, House, Two Family) Zoning District and a 40-X Height and Bulk District. An Historical Evaluation of the subject property dated September 2014 was prepared by William Kostura.

Constructed in 1907, 547 Missouri Street is a detached, one-story-over-basement, single-family home with a roughly rectangular plan, topped with a pedimented front-facing gable roof and featuring a recessed, full width front entry porch with plain balusters and square porch supports. The building is a 16′ x 28′ vernacular cottage clad with painted channel rustic siding. Fenestration varies but consists primarily of the original wood double-hung windows set in plain board casings. The property slopes eastward and downward from Missouri Street resulting in a basement level that is not visible from the street. No original building permit was found and neither the architect nor builder was identified. The November 1907 construction date is based on water tap records. Alterations consist of the insertion of a concrete foundation and likely basement level in 1920 and an 11′ 5″ addition to the rear and reconfiguring of rear deck and stairs in 2005. Additionally, a dwelling was located in the rear of the property from at least the 1910s through the mid-1980s but no visible remains exist on the parcel today.

Earthquake Shacks Context and Investigation

Based on scale and construction date of the subject property the possibility was raised that the property may be a modified Earthquake Shack. A discussion of the investigation methods used to determine that this property is not an Earthquake Shack is discussed below following a general discussion of Earthquake Shacks.

In the early morning of April 18, 1906, an earthquake rocked San Francisco. The trembling, estimated to be a 7.8 on the Richter scale, buckled streets and rail lines, severed gas lines and water mains, and threw buildings off their foundations. While the damage from the actual earthquake was substantial, the ensuing fire was much more detrimental and soon consumed almost the entire downtown core of the city. The Earthquake and Fire devastated the city and its population. In addition to the 3,000 people that had died during Earthquake and Fire, 28,000 buildings, or 80% of the City's built environment, burned to the ground, leaving almost half of the city's 410,000 residents homeless. With an estimated 200,000 people without shelter, food or water, establishing relief housing and facilities became a priority for City officials as they scrambled to provide basic necessities.

As the relief effort got underway, an immediate concern became the question of where to locate refugees and how to provide them with housing. Officials established 26 different relief camps in existing undamaged city squares and public parks throughout the city.[1] Simple structures known as "Refugee Cottages," or Earthquake Shacks (Shacks) as they have become known today, were constructed to provide basic housing for these populations and were placed in uniform rows at the camps. Design of the Shacks was a joint effort of the San Francisco Park Director John McLaren, the Department of Land & Buildings of the San Francisco Relief Corporation, and the United States Army.[2] The Shacks came in four different sizes to accommodate the different needs of the refugees: Type A, 10' x 14'; Type B, 14' x 18'; Type C, 15' x 25' or 16' x 18'; and Type D, much larger military barracks. Despite their varying sizes, Shacks were all constructed in a unique manner that consisted of simple corner posts attached to top and bottom plates and finished on the exterior with vertical planks of redwood siding that was painted "park bench green." Construction of the roof was also singular in its steep pitch and unique interior framing that included a collar tie half way up the pitch of the roof. Cedar shingles were used as roofing material. Windows and doors were located underneath gable ends so as to allow for the Shacks to be lined up in tight rows, with a four panel door and a six-lite casement window (in a 2 x 3 or 2 x 2 configuration) under one gable, and two more six-lite windows on the opposing side. In order to cut costs the Shacks did not have studs, walls and roofs were not framed out on the interior, leaving the redwood siding and roof structure visible on the interior. It is estimated that approximately 5,610 Shacks were constructed.

Although the Shacks were meant to house the poorest population of the city there was some effort to recoup the cost of their construction and tenants were charged two dollars a month in rent. Between 1907 and 1909, as City officials started closing the refugee camps they offered the Shacks to residents who had kept up their rent. The Shacks were considered paid for in full after two years, at which point they became the property of residents who also became responsible for moving them out of the refugee camps. The price of moving the Shacks ranged from $12 to $15 and approximately 5,300 Shacks were moved off of City lands before 1909.[3] Historical photographs show teamsters hitching up wagons containing the small buildings and carting them through the partially rebuilt City, sometimes with the residents still inside the Shacks. As the Shacks were relocated throughout the City they became starter homes for some of the poorest residents who had lost everything during the 1906 Earthquake and Fire.

As residents moved the Shacks off of the refugee camps and into individual lots around the City, every effort was made to mask their origins as refugee housing. An article in the *San Francisco Call* described typical alterations to these new cottages that were most often cobbled together from multiple individual shacks and outfitted to incorporate boxed bay windows, shingles, and new casement windows.[4] According to the article's author, "the several hundred families assisted may have had a wildly differing ideas about the arrangement of their houses, but upon one thing they were all agree, and that was the elimination of everything that suggested the relief cottage. Particularly were they all busy painting out every vestige of green, the color that made the refugee settlements look like a lot of orphan children, all dressed alike."[5]

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[1] Andrea Rees Davies, *Saving San Francisco: Relief and Recovery after the 1906 Disaster* (Philadelphia: Temple University Press, 2012), 87.

[2] Information about the size, design, and number of Earthquake Shacks is located in the "Society for the Preservation and Appreciation of San Francisco Refugee Shacks Collection (SFH 9), San Francisco History Center, San Francisco Public Library.

[3] Letter from Chris VerPlanck to Nannie Turrell regarding 4329-31 Kirkham Street, dated February 17, 2004.

The story of the Earthquake Shacks does not end with them being moved off the refugee camps. Their relocation and subsequent alterations were described as a social benefit to the most destitute population by giving poor working-class families their first chance to own property. In an article titled, "Enrichment of Refugees: How Relief Cottages are being hauled from the Parks and Transformed Thousands of erstwhile dependent people who become home-owners for the first time," Nanna Astnip Larsen explained how the practice of offering the Shacks to residents solved both the problem of providing permanent housing to refugees and reclaiming the camps for public space; more importantly Larsen expounded on the program as an opportunity for San Francisco's poorest population to move out of a cycle of poverty.[6]

As noted above, earthquake shacks came in different standard sizes, Type A (10′ x 14′), Type B (14′ x 18′), and Type C (15′ x 25′ or 16′ x 18′) as well as a larger Type D barrack buildings. The subject building, after the subtraction of the 2005 rear addition, is 16′ x 26′ 7″ making it closest in dimension to the Type C (16′ x 18′) cottage. A detailed survey of the both interior and exterior of the subject building was conducted by Department Staff along with architectural historian William Kostura to determine if clear additions to the building could be identified that would account for the additional approximately 9′. Removal of the front porch reduces the size to approximately 22′ and identification of a line in the floor boards in interior of the front room resulted in the identification of a possible original 16′ x 18′ building. However, if the original building was an 16 x 18 Type C shack the following additions have occurred: a rear addition, a front porch addition, the pushing forward of the front wall by approximately 4′ or addition of a new front wall, and the insertion of a concrete foundation and basement level below.

Further investigation was also conducted to determine if the characteristic Earthquake Shack vertical boards were located beneath the horizontal wood siding on the exterior or the plaster on the interior. A hole was inserted in the interior southern wall and a board from the exterior south wall was removed. No indication was found of vertical boards or any other construction technique associated with Earthquake Shack construction as outlined above. Additionally, the pitch of the gable roof is also slightly shallower than the Earthquake Shack roofs, the wood-sash double hung windows are different than the casement windows typical of Earthquake Shacks, and, as already noted, the subject property is clad in horizontal channel rustic siding. Therefore, based on this analysis, no evidence was found that the subject building is a modified Earthquake Shack.

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[4] Anna Pratt Simpson, "From Green Refugee Shacks to Cozy Homes of their Own," *The San Francisco Sunday Call*, May 2, 1909.

[5] Ibid.

[6] Hanna Astnip Larsen, "Enrichment of Refugees: How Relief Cottages are being hauled from the Parks and Transformed Thousands of erstwhile dependent people who become home-owners for the first time," *The San Francisco Sunday Call*, October 20, 1907.

Based on previous determinations of Earthquake Shacks, it is their unique dimensions, construction materials, construction methods, and particular roof pitch that are character-defining features of the Earthquake Shacks. This building contains none of those features.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1907).

Neighborhood Context and Description

The subject property is within a residential district comprised primarily of single family residences and flats in the Potrero Hill Neighborhood. Based on Assessor Records and Sanborn maps, the subject block and the surrounding neighborhood were initially developed during the late 19th century and saw substantial development after the 1906 Earthquake and Fire. Additional waves of developed occurred in the 1950s and 1960s, and a large development occurred across the street from the subject property in 2004 and a mixed-use development one block to the south was completed in 2006. The SFHA Potrero Annex development, constructed in the 1950s, starts one block to the south as well.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the *Supplemental Information Form for Historic Resource Determination* (Supplemental form) for the subject property, the Historical Evaluation of 547 Missouri Street prepared by William Kostura, a site visit, building investigation, and the information found in Planning

Department's records, Department staff finds that the subject building is not individually eligible for inclusion on the California Register nor does the subject property contribute to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in 1907, the subject property is not associated with events significant in the history of the Potrero Hill neighborhood or San Francisco generally. Based on a review of Department records, the subject property is not associated with the original establishment of the neighborhood, which occurred by the late 19th century. As discussed above, the property is not an Earthquake Shack. Additionally, the original property owners resided on a nearby property that they owned and therefore it is unlikely that they qualified for Rehabilitation Committee grants or loans to build this property.[7] Therefore, the subject property is not significantly associated with the 1906 Earthquake and Fire. While the property was built during the post-earthquake reconstruction period, many residences and entire neighborhoods were built or rebuilt during this period and this single-family home is not significant based on that general association. Therefore, Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
According to the research presented in the Supplemental form, no persons that are significant in the local, regional or national past are associated with the subject property. The property was primarily used as a rental property until long-term renter Catherina J. Bruno purchased the property in 1960. No indication was found that any of the owners or any of the identified occupants were significant figures in the neighborhood or in San Francisco generally. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
Constructed in 1907, this vernacular cottage has little detailing or ornamentation and does not appear to be a significant example of a type, period, region, or method of construction. The building includes a pedimented front-facing gable supported on square supports and overhanging a full-width front porch. Fenestration includes the original wood-sash, double-hung windows on the primary and south elevations. Alterations to the building include the replacement of the front door and rear addition and basement level, which are not visible from the street. Neither the architect nor the builder of the building was identified.

In order to determine if the property was a significant example of a post-earthquake vernacular residential building an informal survey was undertaken of the nearby area of the Potrero Hill neighborhood including more than 20 blocks between Wisconsin Street to the west, Pennsylvania Street to the east, approximately 22nd Street to the south, and Mariposa Street to the north. This informal survey determined that Potrero Hill neighborhood contains a wide variety of residential architecture dating from the late 19th century through infill development today. Many blocks, particularly between 20th and 22nd Street, contain examples of small-scale vernacular cottages dating to the late 19th and early 20th century. Most blocks also contain multiple buildings that were constructed in the first few years immediately following the 1906 earthquake and fire. For example, the 500 block of Mississippi Street, 500 block of Texas Street, and the 800 block of Wisconsin Street exhibit a range of vernacular buildings built during the reconstruction period. While many of these buildings have larger massing than the subject property, they show that post-earthquake vernacular residential architecture is not rare in this neighborhood.

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[7] Charles J. O'Conner et al. *San Francisco Relief Survey* (New York: The Russel Sage Foundation, 1913), 254.

The surrounding block was also evaluated to determine if there was an eligible historic district in the area, however, due to the mix of construction dates and building types there is not sufficient concentration of aesthetically unified buildings to constitute a historic district. While there are other buildings on the block that may be individually eligible for their architecture, the block itself does not contain a significant concentration of building styles or construction periods.

Therefore, the subject property is not eligible for listing on the California Register as an individual resource under Criterion 3 and it is not a contributor to a historic district.

Criterion 4: **Property yields, or may be likely to yield, information important in prehistory or history.** The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 547 Missouri Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 547 Missouri Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

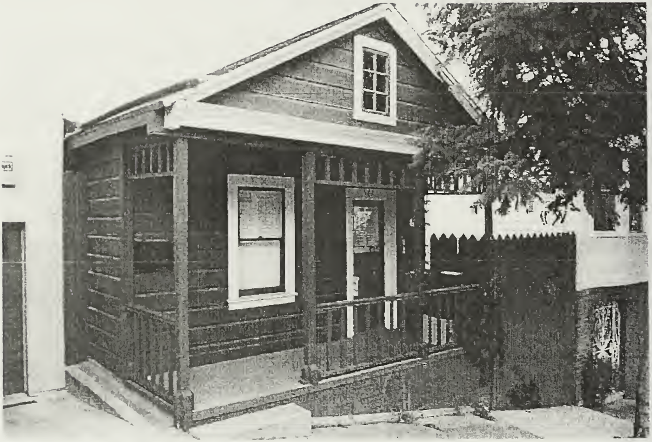
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7-17-2015

Tina Tam, *Senior Preservation Planner*

IMAGE



View looking east, showing 547 Missouri Street

Source: William Kostura, 2014

SAN FRANCISCO
PLANNING DEPARTMENT

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SEP 2 8 2015
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PUBLIC LIBRAR

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

F
[illegible]
20/15

Project Address		Block/Lot(s)	
146 Swiss Ave.		6710/008	
Case No.	Permit No.	Plans Dated	
2015-006274ENV		2/4/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. One-story vertical expansion of a single-family residence. Raise front portion of existing roof.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: **Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible** spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 7/20/2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.
☑	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Justin Greving

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ Further environmental review required. Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ No further environmental review is required. The project is categorically exempt under CEQA.

Planner Name: Justin A Greving	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.07.20 18:21:05 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/6/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	146 Swiss Avenue	
Block/Lot:	Cross Streets:	
6710/008	Sussex and Chenery streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-006274ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/4/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Supplemental Information for Historic Resource Determination prepared by Francisco Matos (dated May 1, 2015) Proposed Project: One-story vertical expansion of a single-family residence. Raise front portion of existing roof.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Francisco Matos (dated 5/1/2015) and information found in the Planning Department files, the subject property at 146 Swiss Avenue contains a two-story over garage wood-frame single-family residence constructed in 1909 (source: water tap record). This simple vernacular structure features some detailing including scalloped shingles below the front roof gable and decorative elements at the end of the fascia. An architect was not identified and the original owner, Frank Heinzer is listed on the water tap record. Known exterior alterations to the subject property include front porch enclosure and alterations to the front steps (1926). Although many permits were filed and suspended on the subject property it appears that some of this work, including installation of a detached garage (1914), and construction of a two-story rear addition (1986), has been executed.

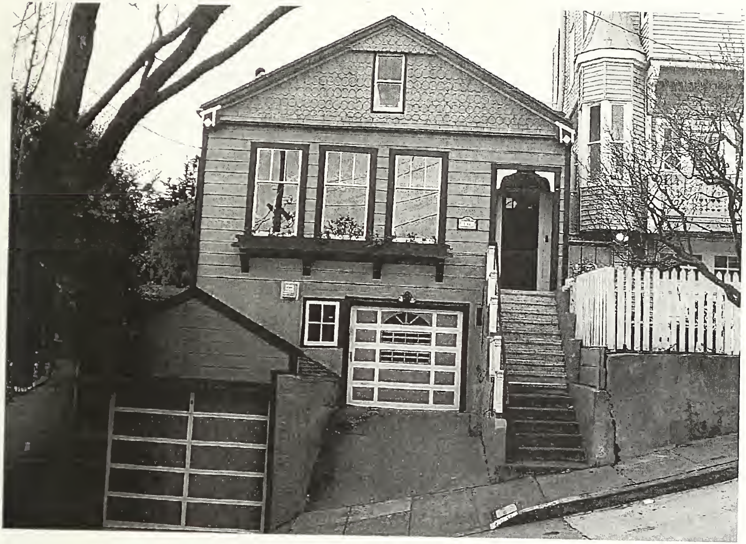
No known historic events occurred at the subject property (Criterion 1). Although Glen Park neighborhood experienced a building boom immediately after the 1906 Earthquake and Fire, there is no indication that this specific property was of particular individual importance as one of the earlier homes constructed on the block. None of the owners or occupants have been identified as important to history (Criterion 2). 146 Swiss Avenue was owned and occupied during the first half of the twentieth century by Frank Heinzer and his descendants, none of whom have been identified as important individuals. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. While the building does exhibit some architectural detailing it is not representative of any distinctive style and it is unclear which materials date to the building's original construction.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park neighborhood on a narrowly sloping portion of Swiss Avenue that features a mixture of houses constructed from the 1920s up into the post-World War II period. In contrast with some other blocks in Glen Park that feature rows of speculative houses built by prominent neighborhood developers such as Umbsen Realty, the subject block does not appear to be historically significant nor does it contain a concentration of aesthetically related buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/20/2015

146 SWISS AVE



SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEP
SEP 08 2015
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
35-37 Rutledge St.		5557/021 and 022	
Case No.	Permit No.	Plans Dated	
2014.1282ENV	201412234396 and 201412234394	12/16/14	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Demolition of existing building (37 Rutledge) and carport (35 Rutledge) and construction of two new four-story single-family residences.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☑	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: **Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: **Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, **GO TO STEP 3.** If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling

Enrolled in DPH Article 38 program. Project will follow recommendations of 5/18/15 P. Whitehead geotechnical report. Archeo clearance.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 7/20/2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Justin Greving Digitally signed by Justin Greving [illegible]

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Justin A Greving	**Signature:** Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.07.21 15:18:34 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/7/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	35-37 Rutledge Street	
Block/Lot:	Cross Streets:	
5557/021 and 22	Mullen Avenue and Brewster Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1282ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/16/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by William Kostura (dated February 2014)

Proposed Project: Demolition of existing building (37 Rutledge) and carport (35 Rutledge) and construction of two new four-story single-family residences.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:	n/a		Period of Significance:	n/a	
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by William Kostura (dated February 2014) and information found in the Planning Department files, the subject property at 35-37 Rutledge Street contains a one-a-half-story wood-frame single-family residence constructed in 1906 (35 Rutledge, source: building permit), and a wood-frame carport constructed at an unknown date (37 Rutledge). The residence is of a vernacular construction and is a rectangular building with a hipped roof punctuated with front and side dormers, while the carport appears to be a temporary structure constructed of cheap materials. The original owner was Michael Darida, who moved to San Francisco shortly after the 1906 Earthquake and worked as a tanner (likely in the nearby SF Tannery). No permits were located for alterations to 35 Rutledge that include reroofing and select window replacement, front porch removal, and installation of a concrete pad. The carport at 37 Rutledge also appears to be unpermitted.

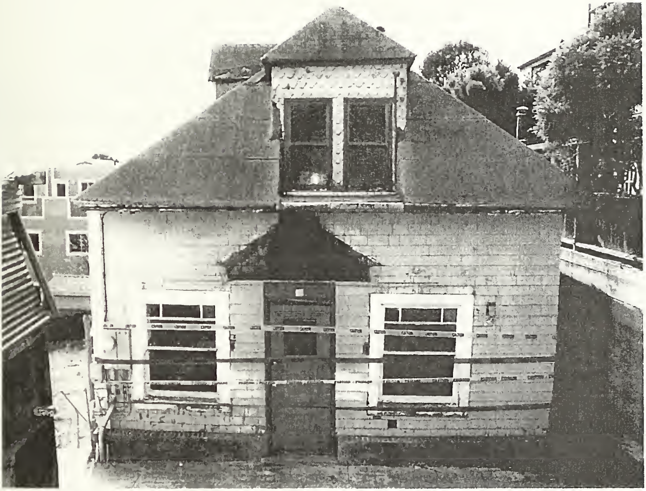
No known historic events occurred at the subject property (Criterion 1). Although the subject property was erected in July 1906, less than three months after the Earthquake, this fact alone is not sufficient to establish individual significance. None of the owners or occupants have been identified as important to history (Criterion 2). In his later years Michael Darida gained some notoriety when he shot and killed a tenant in one of his Berkeley rental properties in 1947, although this does not make him or the subject property significant. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. As a simple vernacular structure constructed in the immediate aftermath of the 1906 Earthquake and Fire the subject property does not stand out as being particularly unique.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood. While this block of Rutledge stands out as a "paper street" that instead consists of a concrete and metal stairway only accessible to pedestrians, it would not be considered an important landscape feature in comparison with other more prominent and architecturally significant stairways. Some other buildings along the south side of Rutledge Street were constructed after 1900 while to the immediate north the block was not developed until the 1980s. Although some early simple flat-front Italianate buildings have been identified as significant, altogether the surrounding neighborhood does not constitute a significant concentration of historically or aesthetically related buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/20/2015

35 Rutledge Street



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2154 36th Avenue		2182/015D	
Case No.	Permit No.	Plans Dated	
2015-006703ENV	201505277237	5/22/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. First floor and second floor horizontal rear expansion. Third floor addition.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, **GO TO STEP 3.** If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must** check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated June 29, 2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Stephanie Cisneros [illegible]	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie Cisneros	**Signature:** Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.07.21 16:04:34 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	6/29/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	2154 36th Avenue	
Block/Lot:	Cross Streets:	
2182/15D	Rivera Street and Quintara Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-006703ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/22/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by EAG Studio (dated May 22, 2015).

Proposed Project: First floor and second floor horizontal rear expansion. Third floor addition.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

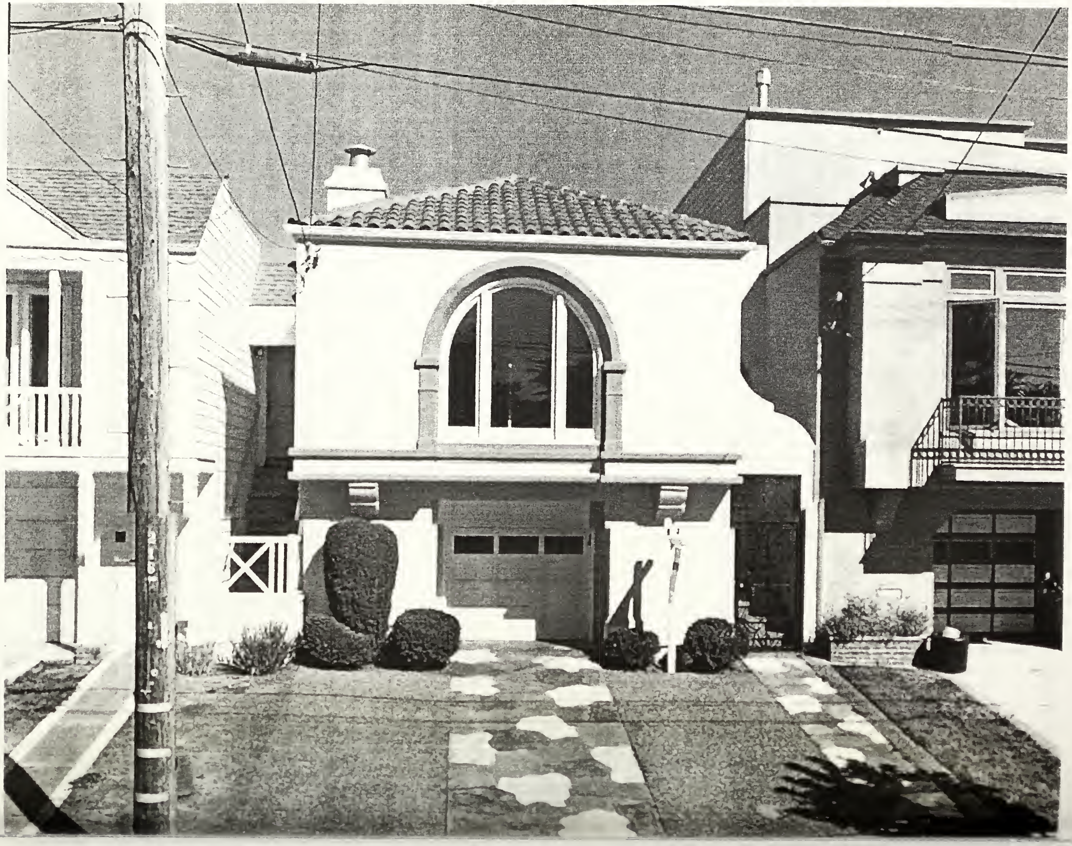
According to the Supplemental Information for Historic Resource Determination prepared by EAG Studio (dated May 22, 2015) and information found in the Planning Department files, the subject property at 2154 36th Avenue contains a single-story over garage wood-frame single-family residence constructed in 1940 (source: building permit). 2154 36th Avenue appears to have been constructed in the Mediterranean Revival Style with minimal details. The subject property was developed by the Standard Building Company, a prominent developer of the Sunset District neighborhood from the late 1920s through the 1940s. City directories indicate that Millard York, owner of York's Hardware, and his wife Dorothy owned and occupied the house from 1941 until 2014, which suggests that they purchased the property after its construction. Known exterior alterations to the property include: installing four bronze windows (1985), installing one bronze window (1986), reroofing (1999), foundation repairs and anchor bolts (2014), and infill of interior of courtyard and lightwell (2015).

No known historic events occurred at the subject property (Criterion 1). The Standard Building company became a significant developer of the Sunset District neighborhood from the 1920s through the 1940s, however, the subject property was not associated with any significant events related to the company's progression or success. None of the owners or occupants have been identified as important to history (Criterion 2). The building is minimally detailed and is not architecturally distinct such that is would qualify individually for listing in the California Register under Criterion 3. Preliminary research does not indicate that the subject property was a significant representation of the Standard Building Company's work.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Inner Sunset neighborhood on a block with other one-story over garage single-family houses in various revival styles that were constructed in the 1930s, 1940s and 1950s, many of which have had significant exterior alterations. Despite uniform construction dates and the consistent one-story over garage typology, the buildings are not of a consistent architectural style overall. The neighborhood does not have a cohesive character of architecturally related houses.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/20/2015



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1100 Cesar Chavez St.		4316/002	
Case No.	Permit No.	Plans Dated	
2015-007177ENV		6/1/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Interior renovations and exterior modifications to existing PDR building. Increase accessory office use by 4,206 sf.			

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, **GO TO STEP 3.** If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves less **than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work that would not materially impair a historic district** (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________
☑	10. **Reclassification of property status to Category C.** *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 7/20/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Justin Greving [illegible]	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Justin A Greving	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.07.21 13:48:15 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	7/13/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	1100 Cesar Chavez Street	
Block/Lot:	Cross Streets:	
4316/002	Minnesota and Tennessee streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-007177ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/1/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Kenneth Scates (dated June 4, 2015)

Proposed Project: Interior renovations and exterior modifications to existing PDR building. Increase accessory office use by 4,206 sf.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Kenneth Scates (dated June 4th, 2015) and information found in the Planning Department files, the subject property at 1100 Cesar Chavez Street contains a one-story with partial mezzanine reinforced concrete industrial warehouse building constructed in 1949 (source: building permit). Alben Froberg designed the building for the American Plywood Corporation, the original owners and occupants. In the early 1960s the building was altered to accommodate a meat packing facility and from 1960-1981 was owned and operated by Luchetti Meat Co. While most permitted alterations took place on the interior, in 1958 some wood windows were replaced with steel sash windows and certain bays were infilled. In 2008 solar panels were installed on the roof and along the south elevation.

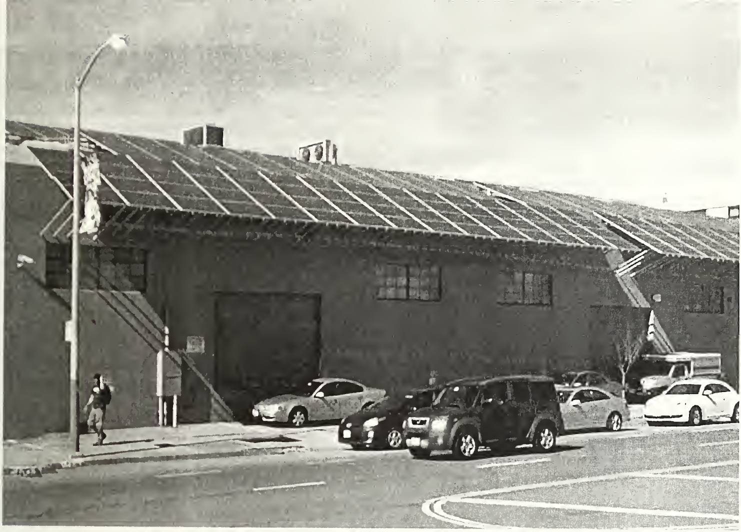
The subject property was previously surveyed as part of the Central Waterfront Survey in 2001 and was given a status code of 5S3. Although the meaning of this code has since changed, when originally surveyed the 5S3 code meant the property was not eligible for listing in the National or local register but is eligible for special consideration in local planning. With the change in status codes in 2003 the subject property's correct status code would be 6L.

No known historic events occurred at the subject property (Criterion 1). Planning staff concur with the previous survey evaluation that the subject property does not relate to the development of the Dogpatch neighborhood as an important mixed industrial and residential neighborhood. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. As an industrial building constructed with little architectural detailing, Planning staff concur with the previous survey that did not find the building to be significant for its architecture.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood. While the Central Waterfront Survey did identify eligible districts the subject block did not contribute to any eligible district.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/20/2015



1100 Cesar Chavez Street

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
463 32nd Ave		1464/006	
Case No.	Permit No.	Plans Dated	
2015-007042ENV	201506027757	4/15/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Horizontal and 1-story vertical addition from 3 stories to 4 stories, raise building approximately 3 feet, and one unit to existing singe-family dwelling.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement of original/historic windows** that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated July 10, 2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.
☑	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ Further environmental review required. Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☐ No further environmental review is required. The project is categorically exempt under CEQA.

Planner Name: Stephanie Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.07.21 14:49:44 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

[illegible] review is required CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/10/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	463 32nd Avenue	
Block/Lot:	Cross Streets:	
1461/006	Geary Boulevard and Clement Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-007042 ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/15/15

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental for Historic Resource Determination prepared by Ver Planck Historic Preservation Consulting (dated April 2015).

Proposed Project: Horizontal and 1-story vertical addition from 3 stories to 4 stories, raise building approximately 3 feet, and one unit to existing singe-family dwelling.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

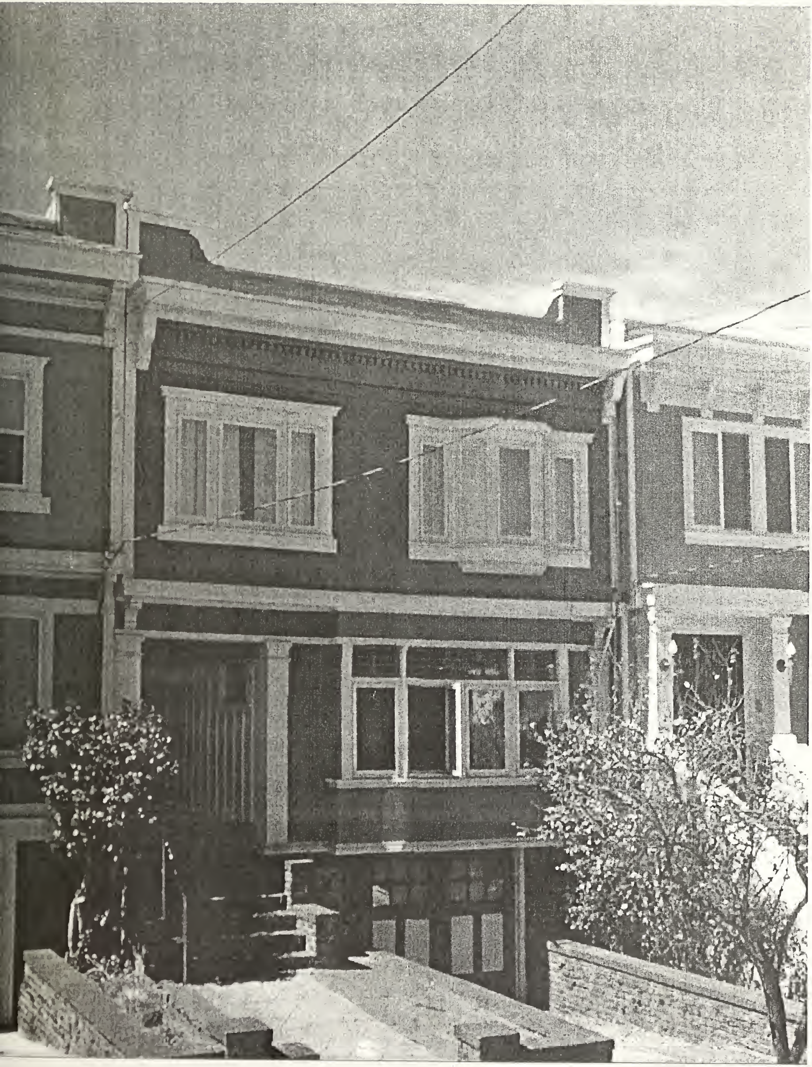
According to the Supplemental Information for Historic Resource Determination prepared by Ver Planck Historic Preservation Consulting (dated April 2015) and information found in the Planning Department files, the subject property at 463 32nd Avenue contains a two-story over garage wood-frame single-family residence constructed in 1913 (source: original building permit) in the Classical Revival architectural style. The building firm of Hantzsche and McKay developed the property for William Ruhland, a grocer, and his wife Marion. Known exterior alterations to the property include repairing termite damage at the rear of the dwelling (1950); repairing the front porch, foundation, and back stairs, and replacing three windows (1966); installing 17 aluminum windows within existing openings (1990); and reroofing (1993).

No known historic events occurred at the subject property (Criterion 1). Hantzsche and McKay appear to have developed a few properties in the Richmond district, however, preliminary research indicates most of their developments were not of architectural significance. None of the owners or occupants have been identified as important to historic (Criterion 2). The building is an intact example of the Classical Revival style but does not appear to be an outstanding or excellent example of the style. As such, 436 32nd Avenue is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Richmond neighborhood on a block with varying construction dates, building types and architectural styles. The building immediately to the south of the subject property, 465 32nd Avenue, was also constructed in 1913 by the same firm in a similar style. However, these two properties are not significant or outstanding examples of the Classical Revival style and their relationship with the surrounding area does yield a cohesive grouping of period or architecturally related properties.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/20/2015



SAN FRANCISCO
PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1358 12TH AVENUE		1766032	
Case No.	Permit No.	Plans Dated	
2015-006318ENV	201505015177	4/16/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Horizontal and vertical addition to existing single-family residence.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 7/20/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Justin A Greving	**Signature:** Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.07.21 16:07:33 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/17/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	1358 12th Avenue	
Block/Lot:	Cross Streets:	
1766/032	Irving and Judah streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-006318ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	April 16, 2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Supplemental Information for Historic Resource Determination (dated June 5, 2015) Proposed Project: Horizontal and vertical addition to existing single-family residence.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Michael Kramer (dated June 5, 2015) and information found in the Planning Department files, the subject property at 1358 12th Avenue contains a one-and-a-half story over garage wood-frame single-family residence constructed in 1908 (source: building permit). Although Solomon Getz was an early owner of much of the block, this building was constructed by its original owner John J. Needham, a bookbinder for the San Francisco Law Library. An architect, H. Schlue, is listed on the permit and the building could best be described as simple vernacular with some Queen Anne detailing. The property stayed in the Needham family up until 1960s at which point it was sold to Alfonso and Transita Minero. Known exterior alterations to the property include construction of a garage on the ground floor (1917), as well as a one-room rear addition (1925). Upon visual inspection it appears that the front façade has been sheathed in vinyl siding, windows were replaced with vinyl windows, and the stairway and railing were replaced.

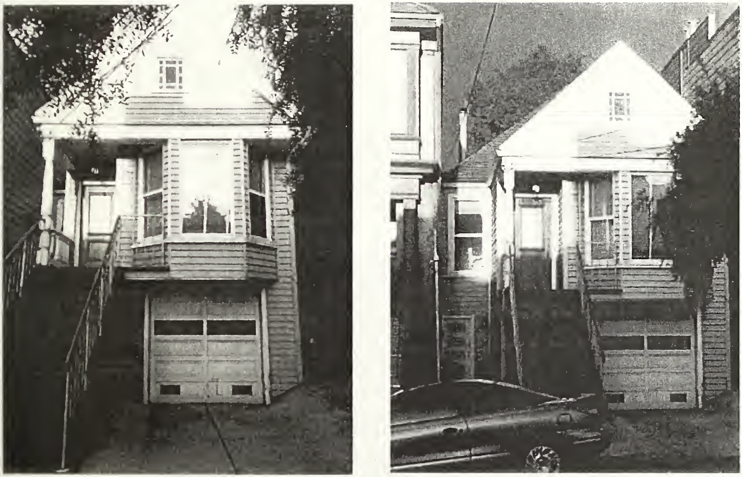
No known historic events occurred at the subject property (Criterion 1). Solomon Getz has been recognized as an important early developer in the Inner Sunset however there is no indication that the sale of these lots on 12th Avenue was particularly important to his career. Furthermore, in dissolution of the partnership between Solomon and his brother Bernard, the Getz's divided up all properties they owned in 1902 and the subject lot was turned over to Bernard. None of the owners or occupants have been identified as important to history (Criterion 2). No one in the Needham family has been recognized as individually significant. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. While some architectural detailing may still exist underneath the vinyl siding, other elements have been removed entirely such as the balcony railing and original wood windows.

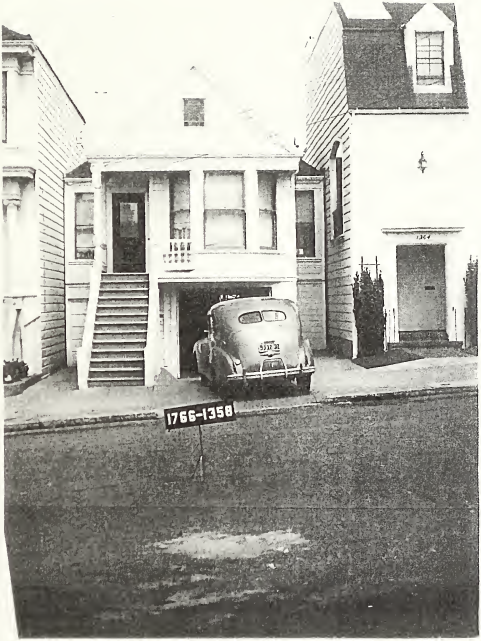
The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Inner Sunset neighborhood. While the Inner Sunset was one of the earliest neighborhoods to be developed south of Golden Gate Park, this block of 12th Avenue is not the most architecturally distinct block in the neighborhood. There is a collection of architecturally interesting speculative houses constructed sometime between 1900 and 1905 across the street from the subject property that may have been developed by W.H. Crim Jr. However, if this group of houses were to constitute a historic district the subject property would not be a contributor.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/20/2015

Subject building front facade





Assessors Photo 1950

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
97 Elsie St.		5613/031	
Case No.	Permit No.	Plans Dated	
2015-006668ENV		4/3/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Excavate first floor to bring ceiling heights to code. Reconfigure and remodel first and second floors. Add third floor.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☑	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Project will follow recommendations of 4/29/15 John Campbell & Associates geotechnical report.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: **Project Planner must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated July 2, 2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Stephanie Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN. dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.07.21 16:21:39 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/2/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	97 Elsie Street	
Block/Lot:	Cross Streets:	
5613/013	Esmeralda Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-006668ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/21/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Red Dot Studio (dated April 2015).

Proposed Project: Excavate first floor to bring ceiling heights to code. Reconfigure and remodel first and second floors. Add third floor.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

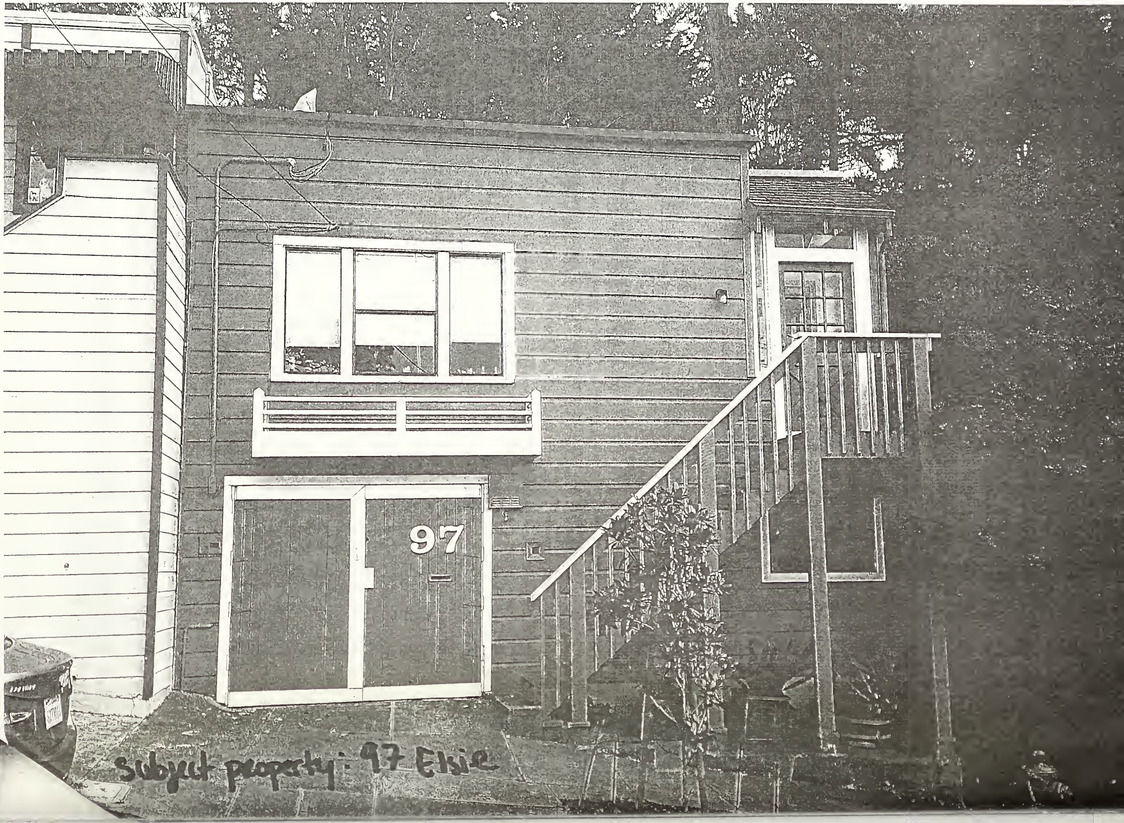
According to the Supplemental Information for Historic Resource Determination prepared by Red Dot Studio (dated April 2015) and information found in the Planning Department files, the subject property at 97 Elsie Street contains a one-story over garage wood-frame single family residence. The subject property was developed in the vernacular style in 1946 (source: building permit) by Herbert A. Thrall, a building contractor. Thrall and his wife Martha were the original owners of the building, although there is no evidence that they lived at the subject property. Subsequently, the property was purchased by Norman De Bare, an engineer, in 1946. Known alterations to the property include increasing the foundation height on the right side and installing a post under the exterior staircase (1976) and reroofing (2000).

No known events have occurred at the subject property (Criterion 1) and none of the owners or occupants were identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood and is adjacent to a public staircase leading to the top of Bernal Heights Park. The building is surrounded by mostly single-family homes developed from the late 1800s through the 1950s. These homes appear to have been also constructed in the vernacular style, though most have undergone extensive alterations or additions. Collectively, the neighborhood does not have a cohesive character of architecturally significant houses.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/20/2015



Subject property: 97 Elsie

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4334 25th St.		6540/014	
Case No.	Permit No.	Plans Dated	
2014-003130ENV	201412103500	6/30/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Horizontal and vertical addition to a single-family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is **required.***	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is **required.**	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the*

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☑	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): Addition will be substantially masked by reconstructed historic parapet that will match exactly parapet in historic photograph. Project also includes removal and replacement of non-historic Palladian window with two double-hung wood windows and arched window pediments per the historic photograph.
☐	9. **Other work that would not materially impair a historic district** (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________________
☐	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Justin Greving

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Justin A Greving	**Signature:** Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.07.21 11:29:30 -07'00'
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	July 13, 2015
Case No.:	**2014-003130ENV**
Project Address:	**4334 25th Street**
Zoning:	RH-2 (Residential-house, two family) 40-X Height and Bulk District
Block/Lot:	6540/014
Date of Review:	February 20, 2015 (Part I) July 13, 2015 (Part II)
Staff Contact:	Justin Greving (Preservation Planner) (415) 575-9169 justin.greving@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 4334 25th Street contains a one-story over garage wood-frame single-family residence located on the north side of the street between Douglass and Diamond streets in the Noe Valley neighborhood of San Francisco. This early vernacular cottage was constructed ca. 1881 by Charles Kiernan and incorporates simple Italianate detailing such as a prominent projecting straight parapet and a highly ornamented entryway. The subject property is not currently listed in any local, state, or national historic registers.

As stated in the Historic Resource Evaluation Response, Part I (dated February 20, 2015), the Department has determined that the subject property is individually eligible for listing in the California Register under Criterion 1 for its association with the broad pattern of development of Noe Valley during the late nineteenth century. 4334 25th Street is therefore changed to a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The character-defining features of 4334 25th Street include:

- Prominent straight parapet and cornice with brackets and paneling
- Segmented arched entryway with keystone and brackets
- Recessed entryway featuring paneling and an arched transom window
- Overall massing and scale that demonstrate the subject property's original function as an early settlement cottage in Noe Valley

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: June 30, 2015, prepared by Farrell Architecture

Project Description

4334 25th Street is a one-story over garage wood-frame single-family residence constructed ca. 1881 in the vernacular architectural style with Italianate details. The building is generally rectangular in shape with a prominent front parapet and side entry paired with a large non-historic Palladian window on the primary façade. The proposed project includes interior remodel and construction of an approximately 1,200-square-foot vertical and horizontal expansion that includes a rooftop addition and extension along the west elevation "notch" at the basement and ground floor.

Certain elements of the proposed project are most relevant from a preservation standpoint:

- Reconstruction of missing historical details including lost elements of the roof parapet, removal and replacement of the non-historic Palladian window with two double-hung wood windows and arched window pediments per the historic photograph. Reconstructed elements should match historic materials; reconstructed windows, arched window pediments, and parapet should be wood.

- Setback of the addition will be 10′ behind the existing primary façade building wall.

- The basement and ground floor "notch" will be set back 8′ behind the existing primary façade building wall. The notch of the rooftop addition will be set back 17′ from the existing primary façade building wall so that it is in line with the setback of the existing "notch" at the ground floor.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. Any addition that is set back from the primary façade less than 15′ will be highly visible from the street and will impact the character of this small-scale vernacular cottage. Although the addition will only be setback from the primary façade by 10′, the reconstructed historic parapet will substantially mask it from the street thus mitigating its overall visual impact on the historic property.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 1*
> *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The subject property will retain its use as a single-family dwelling. Although a third story addition is proposed it will be substantially masked from the street and will not impact the surrounding site and environment of the neighborhood.

Therefore, the proposed project is in conformance with Rehabilitation Standard 1.

> *Standard 2*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The spatial relationship of the property to the street and with the surrounding properties as it currently exists is that of a small scale vernacular cottage surrounded by one and one-and-a-half story buildings. As currently proposed, a second story addition set back from the primary façade by 10′ might interrupt this relationship. However the reconstructed parapet will substantially mask the addition from the street and will thus largely maintain the exterior spatial relationships that characterize the property.

Therefore, the proposed project is in conformance with Rehabilitation Standard 2.

> *Standard 5*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes retention of the existing segmented arched entryway, prominent straight parapet and cornice with brackets and paneling, all character-defining features of the subject property.

Therefore, the proposed project complies with Rehabilitation Standard 5.

> *Standard 6*
> *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

In conformance with Standard 6, the accurate reconstruction of missing features will be substantiated by documentary photographic evidence. Reconstruction of the windows and parapet will match the lost features exactly in size, shape, and material. Accurate reconstruction of lost features will remove conjectural elements that create a false sense of history such as the existing Palladian window and will help restore the property back to its period of significance.

Therefore, the proposed project complies with Rehabilitation Standard 6.

> *Standard 9*
>
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project includes construction of a one-story addition above the existing building. Given the small scale of a one-story historic resource, vertical additions are generally discouraged as they impact the scale and overall massing of such small buildings. To reduce visual impacts this addition will be setback 10′ and lost elements of the existing parapet will be reconstructed. With a 10′ setback, secondary elevations of the addition are not visible and the addition reads as a simple plane rather than a three dimensional volume. At the most visible angle from the public-right-of-way only one-half story of the addition can be seen from the street. For the reasons outlined above it was determined that a 10′ setback behind the reconstructed parapet was appropriate and would only marginally impact the relative small scale of the property.

While the reconstructed features will help restore the property to how it appeared during the period of significance, more importantly the massing of the addition will be mitigated through the accurate reconstruction of the lost parapet element. While the massing of this addition will still be visible from certain angles, the reconstructed parapet greatly reduces its overall visibility from the street.

Therefore, the proposed project is in conformance with Rehabilitation Standard 9.

> *Standard 10*
>
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the addition were to be removed in the future, the integrity of most of the character-defining features of the property would not be altered. While some early roof and structural materials will likely be removed to accommodate the addition, character-defining features on the primary façade will be retained.

Therefore, the proposed project is in conformance with Rehabilitation Standard 10.

Summary

The Department finds that the proposed project, with the modifications stated above, would be consistent with the *Secretary's Standards for Rehabilitation* and would not have a significant adverse impact on a historic resource, as defined by CEQA. Although the addition setback would be less than 15′, the reconstructed parapet would help mask it from the street and generally the historic massing and scale of the one-story over garage building will not be altered.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam

Tina Tam, *Senior Preservation Planner*

Date: 7/20/2015

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Marcelle Boudreaux, Current Planner

GH: G:\Documents\4334 25th Street\Part II\4334 25th Street HRER_Part II amended 20150702.docx

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SEP 03 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
68 RICHARDSON AVE		0934012A	
Case No.	Permit No.	Plans Dated	
2015-000254ENV	201412304697	06/03/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Add third story and roof deck to existing two-story single-family residence.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area*)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones*) **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones*) **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated July 10, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required. Based on the information provided, the project requires an** *Environmental Evaluation Application* **to be submitted. GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required. Proposed project does not meet scopes of work in either** *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie Cisneros	**Signature:** Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.07.22 14:29:08 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/10/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	68 Richardson Avenue	
Block/Lot:	Cross Streets:	
0934/012A	Chestnut Street and Lombard Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-000254ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	06/03/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Supplemental Information for Historic Resource Determination (dated December 15, 2014) and Historic Resource Evaluation (dated May 25, 2015) prepared by Johanna Street. Proposed Project: Add third story and roof deck to existing two-story single-family residence.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○Yes	●No *	○N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

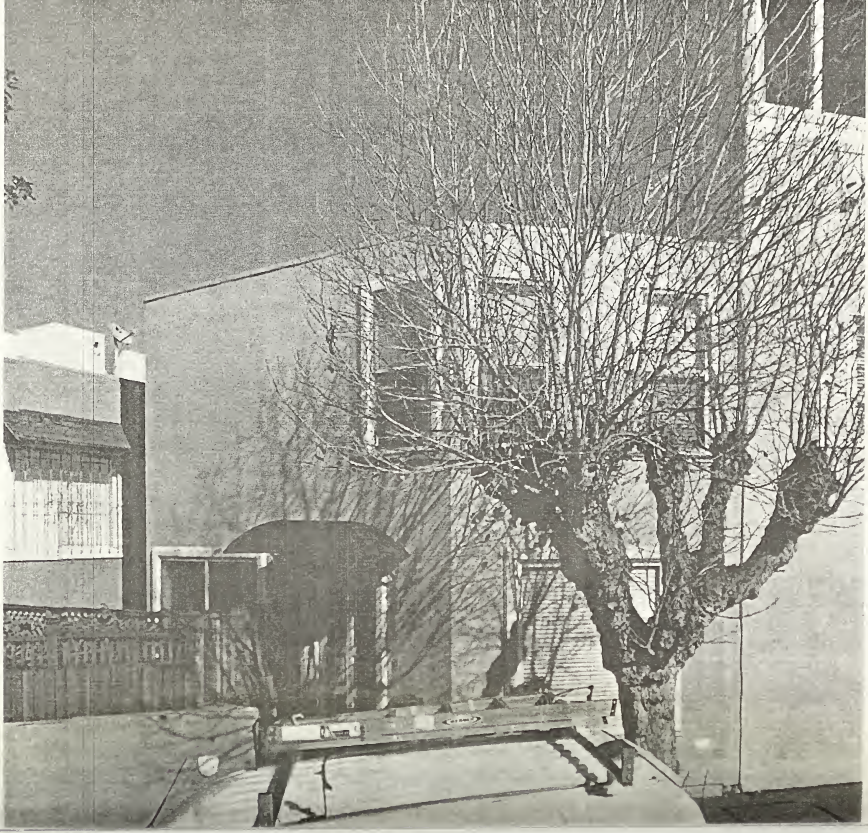
According to the Supplemental Information for Historic Resource Determination (dated December 15, 2014) and Historic Resource Evaluation (dated May 25, 2015) prepared by Johanna Street and information found in the Planning Department files, the subject property at 68 Richardson Avenue contains a two-story wood-frame single family residence constructed in 1940 (source: original building permit). The original building permit identifies the construction of a two-story, four-room studio apartment. 68 Richardson does not appear to have been constructed in any discernible architectural style and the only expressed detail was glass brick at the entrance, which indicates a Mid-Century Modern element. The subject property's original architectural plans were prepared by Cyril Doane for original owner and builder Neil Brodsgar and his wife Janet. Known exterior alterations to the property include: removing the glass brick and stucco from the entrance, replacing rear canopy with a sheet metal canopy, and removing stucco below window sills to the left of the entrance (1957); replacing stringer and supporting post, adding concrete footings, removing threshold at the base of access opening and replacing the masonry, and removing and replacing rustic at rear (1971); repairing motor vehicle damage (1972); replacing windows and repairing wood rot (2002); and replacing roofing with built-up/modified mineral roof (2004).

No known historic events occurred at the subject property (Criterion 1). Doane appears to have been active into the late 1930s, however preliminary research indicates that the subject property was not a significant work of his. None of the owners or occupants have been identified as important to history (Criterion 2). The building is of no discernible architectural style. The only Mid-Century Modern element of the property was removed in 1957, leaving the property no longer architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Marina District neighborhood within blocks that were developed mostly within the same time period, although there are properties that were constructed as far back as 1908 and as recently as 1970. There is not a high level of visual continuity or integrity with regard to the other surrounding buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/20/2015



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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
408 Eureka St.		2767/001A	
Case No.	Permit No.	Plans Dated	
2015-007117ENV		6/5/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. One-story vertical addition to existing two-story single-family residence.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* __________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated July 9, 2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.07.22 15:11:13 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/9/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	408 Eureka Street	
Block/Lot:	Cross Streets:	
2767/001A	21st Street and 22nd Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015- 007117 ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/4/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated June 2, 2015). Proposed Project: One-story vertical addition to existing two-story single-family residence.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated 6/2/2015) and information found in the Planning Department files, the subject property at 408 Eureka Street contains a single-story over basement wood-frame single-family residence constructed in 1940 (source: original building permit). 408 Eureka does not appear to have been constructed in a vernacular style with the only expressed details being a metal balconnette located on the right side of the first story, stucco stringcourses and a plain stucco cornice on the primary facade. The subject property was designed by architect O. Berg and constructed by builder O. L. Johnson, both of whom were not identified through research as well-known professionals in their given fields. O. L. Johnson was identified as the original owner of the property in 1940, after Walter Caldwell, an electrician, and his wife Nellie purchased the property. Known alterations to the property include reroofing (1992) and an interior bathroom remodel (1996).

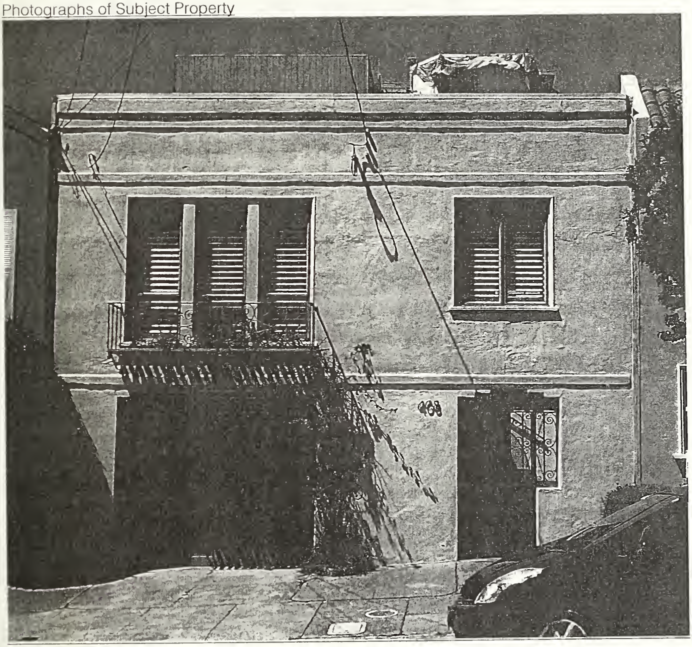
No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is minimally detailed and is of no discernible architectural style. As such, 408 Eureka is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood. The immediate area surrounding 408 Eureka Street consists of similar one-story and two-story over basement buildings in a wide range of architectural styles that were constructed between 1900 and 2004. The west side of Eureka Street was largely developed in the 1940s, while the east side of the street has a higher number of older buildings. Overall, there is little architectural uniformity.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/20/2015

Photographs of Subject Property



Primary façade, 408 Eureka Street.

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
105 Laidley St.		6652/015	
Case No.	Permit No.	Plans Dated	
2015-006770ENV		5/18/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Add second story to existing one-story single-family residence. Excavate basement level to add habitable space. Facade changes and interior reconfiguration.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated July 1, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required. Proposed project does not meet scopes of work in either** *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie Cisneros	**Signature:** Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.07.22 14:46:21 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/1/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	105 Laidley Street	
Block/Lot:	Cross Streets:	
6652/015	Noe Street and Harper Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-006770ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/29/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by 07 Studios (dated May 29, 2015).

Proposed Project: Add second story to existing one-story single-family residence. Excavate basement level to add habitable space. Facade changes and interior reconfiguration.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by 07 Studios (dated May 29, 2015) and information found in the Planning Department files, the subject property at 105 Laidley Street contains a one-and-a-half-story wood-frame single family residence constructed in 1907 in a vernacular style. The original owner of the property was the Farmers and Merchants Bank of L.A. who sold it to Hans Coltzau, a watchman, and his wife Martha in 1914. According to historic photos, the original building featured masonry columns along the primary facade, which have since been removed. The property also featured an on-site store, the remains of which can no longer be distinguished. Known alterations to the property include: moving the existing residence and store to the front of the lot (1914); applying stucco around front window and door (1961); preparing the front and side for stone, installing attic window, enclosing front window, and painting front facade (1962); installing one picture window, one aluminum window, blocking off and re-stuccoing front bedroom window, installing solid core door to front living room, installing wrought iron rail on front landing, painting front of house, and repairing fence in front of property (1963); applying pre-cast Rocky Mountain Stone to front of house up to window height (1966); and replacing the roof (1997).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is minimally detailed and has had many alterations since its construction. As such, 105 Laidley Street is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park neighborhood on a block that exhibits varying types, sizes, and architectural styles. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/20/2015

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEP
SEP 22 2015
SAN FRANCISCO
PUBLIC LIBRAR

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
240 Chenery St.		6685/006A	
Case No.	Permit No.	Plans Dated	
2015-003919ENV	201504153737 and 201504153735	Received 5/19/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Repair and horizontal addition to an existing non-conforming three-story single-family residence at the rear of the lot, and new construction of a four-story single-family residence at the front of the lot.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Enrolled in DPH Maher program. Archeo clearance.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work that would not materially impair a historic district (specify or add comments):** *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________________
☑	10. **Reclassification of property status to Category C.** *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 7/20/2015 ____________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Justin Greving

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Justin A Greving	**Signature:** Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.07.22 11:58:45 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/16/2015

PROJECT INFORMATION:

Planner:	Address:	
Justin Greving	240 Chenery Street	
Block/Lot:	Cross Streets:	
6685/006A	Charles and Whitney streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-003919ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/19/2015 (received)

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by William Kostura (dated November, 2014)

Proposed Project: Repair and horizontal addition to an existing non-conforming three-story single-family residence at the rear of the lot, and new construction of a four-story single-family residence at the front of the lot.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:	n/a		Period of Significance:	n/a	
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by William Kostura (dated November, 2014) and information found in the Planning Department files, the subject property at 240 Chenery Street contains a one-and-a-half story over basement wood-frame single-family residence constructed in 1915 (source: building advertisement). 240 Chenery is a minimally detailed Queen Anne building with some Greek Revival details and features a prominent front gable with discontinuous frieze band and lower decorative cornice line. The property was built originally by William J. Sullivan and stood at the corner of Charles and Arlington Streets. In 1928 the house was auctioned off to Elizabeth A. Kelly and moved to its current location to make way for expansion and conversion of the Bernal Cut from a railway to automobile thoroughfare. Kelly is listed as an occupant in the house from 1933 up until her death in 1940. The only permitted alteration to the property includes fire damage repair that was performed in 1940. Upon visual inspection it appears the front stairway has been replaced, portions of the porch have been infilled, and most window and window surrounds have been altered or replaced. Recent fire damage has also destroyed the first floor bay window and surrounding siding on the primary elevation.

No known historic events occurred at the subject property (Criterion 1). Although William J. Sullivan appears to have been a prominent developer in Glen Park there are other rows of houses closely associated with him and his history in the neighborhood. None of the owners or occupants have been identified as important to history (Criterion 2). Elizabeth Kelly owned the subject property along with buildings on the adjacent parcels (addresses 236, 238, and 240 Chenery Street), but there is no indication that she was of particular individual importance and her occupation is unclear. Although the other residents of note are Ernest and Betty Solon who lived in the house from 1959 to the early 2000s and ran a sign making business, they are also not of individual importance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Although the building has some Greek Revival details it is not an excellent example of either the Queen Anne or Greek Revival style.

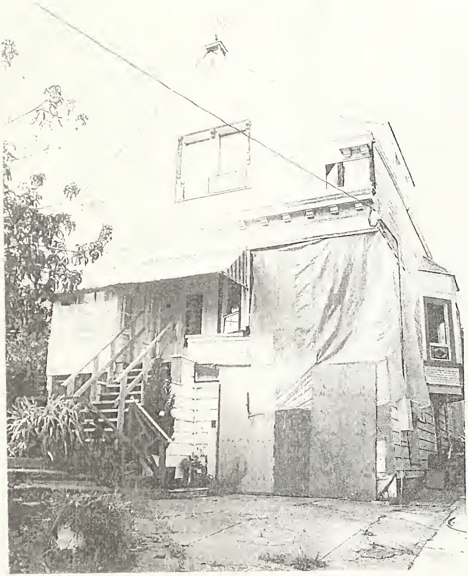
The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park neighborhood and while it may exhibit some individual homes that date to before 1900, these are interspersed with buildings constructed anywhere from 1920 to 1940 or have been substantially altered. Altogether the neighborhood does not represent a significant concentration of buildings.

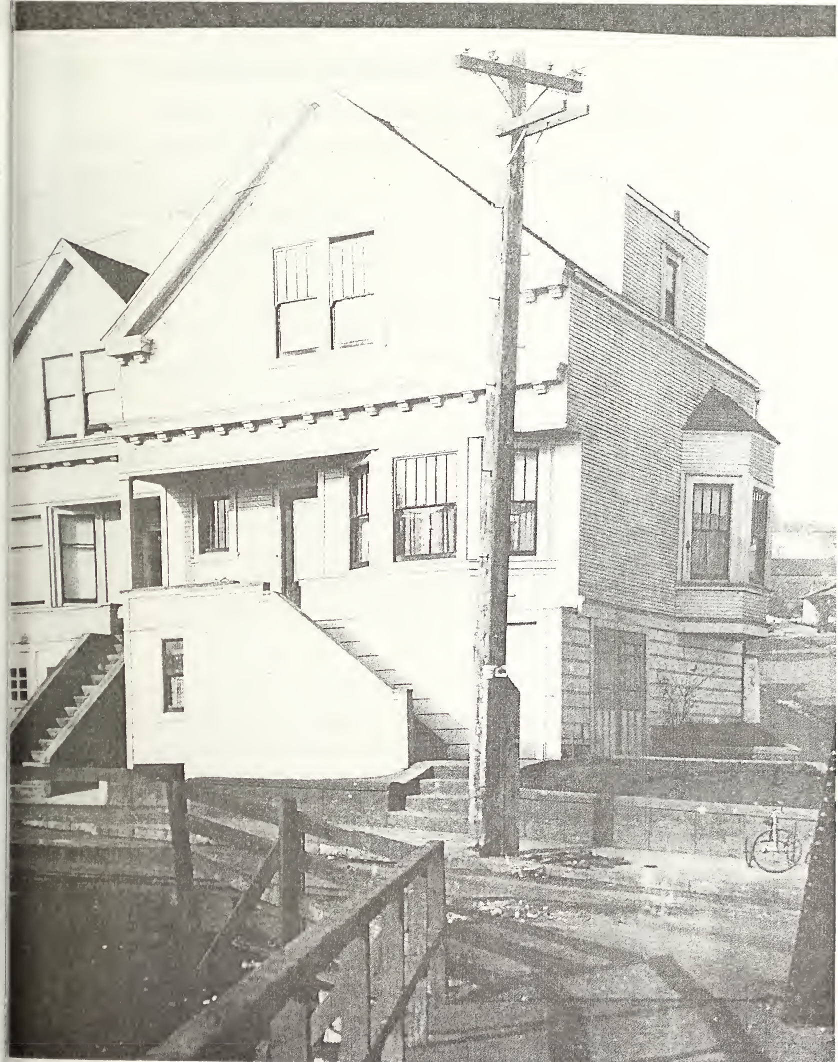
Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/20/2015

HISTORICAL EVALUATION OF
[illegible] CHENERY STREET, SAN FRANCISCO

according to National Register Criteria





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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1560 DOLORES ST		6618003	
Case No.	Permit No.	Plans Dated	
2014-001022ENV	201410159002	11/21/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Two-story vertical addition and rear horizontal addition to existing two-story single-family residence. Add second residential unit.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – **Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	Class 3 – **New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☑	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. **If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Project will comply with recommendations of 7/7/15 environmental noise report prepared by Robert King, arc Management.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☐ 9. Other work that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator) ____________________

☑ 10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ______________ *(attach HRER)*

b. Other *(specify)*: Per PTR form dated June 23, 2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Stephanie Cisneros	**Signature:** Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.07.22 15:01:54 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	6/23/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	1560 Dolores Street	
Block/Lot:	Cross Streets:	
6618/003	Valley Street and 29th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-001022 ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/18/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated November 2014)

Proposed Project: Two-story vertical addition and rear horizontal addition to existing two-story single-family residence. Add second residential unit.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

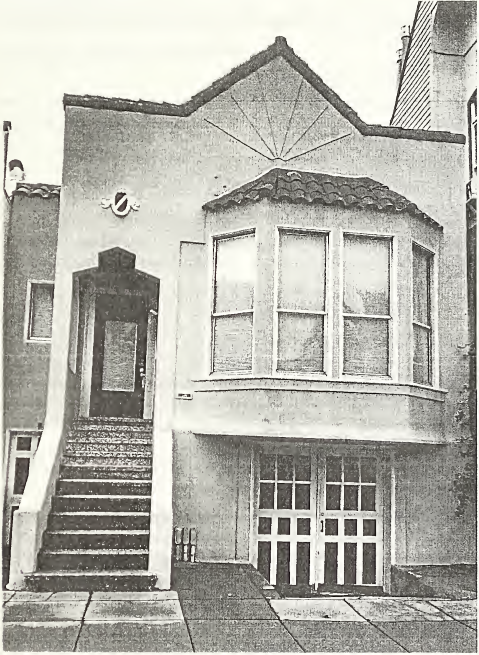
According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated November 2014) and information found in the Planning Department files, the subject property at 1560 Dolores Street contains a one-story over basement wood-frame single-family residence constructed in 1884 (source: Spring Valley Water Tap Record) in the vernacular architectural style. The original owners of the property were Robert Donovan, a brick layer, and his wife Mary. The original address of the property was 1524 Dolores Street but was changed to 1560 Dolores Street some time between 1905 and 1914 (source: 1905 and 1914 Sanborn maps). Permitted alterations to the property include re-finishing the primary facade in stucco and addition of terrazzo stairs (1940). Based on visual inspection, other alterations include a rear expansion that appears to have taken place between 1905 and 1914 and replacement of all but one original wood-sash windows on the primary facade.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Noe Valley neighborhood and is surrounded by buildings of various styles and construction dates ranging from 1884 through 2004. No known events have occurred at the subject property (Criterion 1) and none of the owners or occupants were identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Tina Tam	7/20/2015

Photographs of Subject Property



Primary façade, 1560 Dolores Street.

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address	Block/Lot(s)
2833-2835 Fillmore Street	0558/043

Case No.	Permit No.	Plans Dated
2015-003353ENV		02/05/2015

☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Renovation, lowering and full-seismic upgrade of existing 2-story, 2-unit building.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, **GO TO STEP 3.** **If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling

Project will comply with recommendations of Herzog Geotechnical 11/3/05 report and 4/15/15 update. Archeo clearance.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*:

Minor revision of project previously reviewed as consistent with the SIS under Case Nos. 2009.0724E/2012.0888E. No impact to historic brick building at 2300 Vallejo Street will occur and alterations of non-historic building at 2388 Fillmore will not adversely impact any adjacent resources.

☐ 9. **Other work** that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator) ____________________

☐ 10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ______________ *(attach HRER)*

b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Shelley Caltagirone Digitally signed by Shelley Caltagirone [illegible]

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	**Signature:** Jean Poling Digitally signed by Jean Poling DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Jean Poling, email=jeanie.poling@sfgov.org Date: 2015.07.22 13 47.39 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
DPW - SFPD Horse Comfort Station Fence Replacement and Drainage Improvements		1700/001	
Case No.	Permit No.	Plans Dated	
2015-006715ENV		4/2015	
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

Install French drain collection system and integrate this piping system with the Golden Gate Park combined sewer. Replace the wooden retaining wall and chain link fencing around the horse corral with a new 3' tall concrete retaining wall and steel post and rail ranch-style fencing approx. 550 linear feet in total. New wall and fence will match height of existing.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☐	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☑	Class__ 2 - Replacement or reconstruction of existing structures and facilities.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior** alterations to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): Replacement of existing retaining wall and fence. New design will match height and character of existing.
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________________
☐	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.07.30 13:55:55 -07'00'
	Project Approval Action: Other (please specify) If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1710 Scott Street		0680006	
Case No.	Permit No.	Plans Dated	
2015-002233ENV		2/5/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Façade alterations including the replacement of existing windows with two new recessed windows, replace handrail, add new window facing the recessed entry vestibule (not facing the street). Side elevation Sutter Street to replace the existing window with a new door to the existing garden and the replacement of the existing 3 ft metal fence and gate with new 6 ft metal gate and fence.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Laura Lynch	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☐	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Based upon old photo and research, the proposed work is on the ground floor to portions that have already been altered.

Preservation Planner Signature: Tina Tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2015.07.30 16:58:02 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam	**Signature:** Tina Tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina tam@sfgov.org Date: 2015.07.30 16:56:18 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
236 Day Street		6632/015	
Case No.	Permit No.	Plans Dated	
2015-007514ENV		6/10/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Construct third-story addition to two-story single-family residence.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☑	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible** spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work** consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☐	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2015.07.30 16:34:42 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam	Signature: Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2015.07.30 16:35:00 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1888 Clement St.		1414/061	
Case No.	Permit No.	Plans Dated	
2015-001076ENV		4/13/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Three-story vertical addition to existing one-story commercial building. Reduce retail use and add three vehicle parking spaces at ground level. Add three residential units on second through fourth levels.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work that would not materially impair a historic district** (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: Based upon the HRE and building permit history, building was drastically altered and lacks integrity.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2015.08.03 16:48:10 -07'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Tina Tam	**Signature:** tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2015.08.03 16:48:24 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

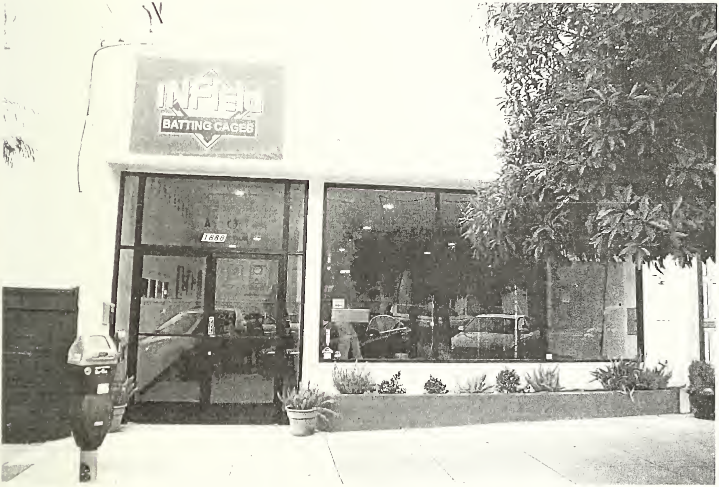
Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SUPPLEMENTAL INFORMATION FOR
Historic Resource Determination

1888 Clement Street



View looking north at 1888 Clement Street (block 1414, lot 61)
Formerly 1844-1846 Clement Street (block 1414, lot 24)

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306
(650) 815-1174
wkostura328@gmail.com

May 2015

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
944 Chestnut St		0048/020	
Case No.	Permit No.	Plans Dated	
2014-000070ENV		5/29/14 and landscape drawings rec'd 12/13/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Remodel and addition to a Historic Resource, work includes demolition of existing non-historic 1976 3-story additional dwelling unit and a new third story addition over the existing original structure. Site work includes grading at front and rear yards and replacement of existing retaining walls. Carport to be converted to enclosed garage.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – **Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – **New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the*

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment. on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling

Project will follow recommendations of 1/15/14 Rockridge geotechnical report.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☑	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): Addition and alterations as fully detailed in HRER Part II, dated May 29, 2015 and revised July 22, 2015.
☐	9. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Lily Yegazu

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Lily Yegazu	Signature: Lily Yegazu Digitally signed by Lily Yegazu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Lily Yegazu, email=Lily.Yegazu@sfgov.org Date: 2015.08.03 18:08:41 -07'00'
Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	May 29, 2015
Case No.:	2014-000070ENV
Project Address:	944 Chestnut Street
Zoning:	RH-1(D) – (Residential House, One-Family Detached) 40-X Height and Bulk District
Block/Lot:	0048/020
Staff Contact:	Lily Yegazu (Preservation Planner) (415) 575-9076 lily.yegazu@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building at 944 Chestnut Street is located on the north side of Chestnut Street, between Leavenworth and Hyde streets in the Russian Hill neighborhood of San Francisco. The subject property is located on a rectangular-shaped lot that measures approximately 68.7 feet wide and 160 feet deep within an RH-1(D) (Residential-House, One-Family-Detached) Zoning District and a 40-X Height and Bulk District.

The subject property known as "Spring Garden" contains a single-family, two-story rectangular structure. Constructed circa 1863 by an unknown architect, the original structure is a wood-frame rectangular mass with a simple hip roof designed in the Georgian and Italianate architectural styles. An early addition along the west side that is at least 100 years old extends towards the rear and forms the west wing of the current u-shape footprint of the building. Subsequent additions including tow from the 1950s (by Thomas Church) along the east side create the east wing of the current u-shape footprint.

According to information outlined in the Historic Resources Evaluation (HRE) prepared by Knapp Architects (dated January 2015) and information found in the Planning Department files, the historic portion of the house is limited to the original circa 1863 building and the early west wing addition. The subsequent additions, including the 1950s Church additions, are not significant and are not considered character-defining elements of the property. The character-defining features of 944 Chestnut Street include:

- Sitting of the building in relation to the street,
- Grade treatment with relatively flat building site on an up-sloping lot,
- Simple rectangular massing and gently-sloping hip roof form of original portion and west wing the house,
- Symmetrical front façade treatment of the original building elevation,

- West wing addition,
- Wood siding material on the original building and west wing addition,
- Wood windows on the first floor of the front façade (the second floor windows with fanlight-arched upper sash lights are not original based on historic photograph and are not character defining),
- Slightly-projecting center bay with bracketed balcony,
- Front door and side lights and window grouping above it at second floor,
- Tall cornice and deep eves on the original building and west wing addition,
- Landscaping in front house, including hardscape (but excluding garage), and
- Wall and entry walkway at front property line.

The subject property is included in the 1967 Here Today Junior League Survey and in the 1976 Citywide Architectural Survey, conducted between 1974 and 1976. When completed, the 1976 Architectural Survey was believed to reprint the top 10 percent of the city's architecturally significant buildings. Based on the pre-existing historic ratings, the property at 944 Chestnut Street is a "Category A: Known Historic Resource" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ **Demolition** ☒ **Alteration** ☐ **New Construction**

Per Drawings Dated: February 7, 2014 (Last revised January 22, 2015) by YAMA MAR Architecture

Project Description

944 Chestnut Street is a two-story structure built on a flat portion of a rectangular up-sloping lot. The subject property, as well as the adjacent properties to the east and west, is substantially setback from the front property lines. As fully detailed in the HRE, the original structure had a rectangular footprint with subsequent additions made to it along the west and east sides, extending beyond the original building footprint at the rear of the property and resulting in a somewhat u-shaped foot print. The primary rectangular building mass displays a symmetrical façade treatment and a simple gently sloping hip roof. The west wing addition is one-story in height along the rear due to the topography of the lot while the east addition has a two and three story height along and is visible from the public right-of-way. Concrete masonry walls create a retaining wall at the front property line with openings for a pedestrian walkway, a two car garage along the west end of the property and a driveway along the east end of the property. The garage and the retaining wall are covered with ivy and hedges. A patio on the west side of the front yard flanks the main walkway that starts at the front property line and steps up to the front door of the house.

As fully detailed in the HRE, the proposal includes the removal of the east addition except for the first bay adjacent to the primary façade, which may have been a porch originally and may have been enclosed as part of the east wing addition. A new addition would be constructed primarily along the rear of the building but will extend along portions of the east side where the non-contributing 1950's addition will be removed. The new addition would have a complex roof form with multiple plans that would connect to the planes of the original simple hip roof at approximately half the depth of the original building mass. The new addition would have a modern design with large glazed openings and painted horizontal lap siding to match that on the historic building. The new addition will also be visually separated by a large inset glass volume along the east elevation. The proposed addition including parts of the new roof would be partially visible from Chestnut Street.

The west addition is proposed to be retained. However, exterior alterations including removing two one-story storage areas will be removed, the roofing and cladding material as well as decorative trims and projecting eaves would be removed. In addition, the west elevations of the main includes the addition of one window and replacement of existing windows

The existing landscape will also be altered and replaced with a new modern landscape in the front and back yards. As part of the scope of work, the grade of the front yard would be lowered approximately 12-inches, requiring the introduction of new steps leading to the front entrance of the building.

The proposal also includes the following in the scope of work:

- Removal of the non-historic 1950s east wing addition, except for the first bay adjacent to the original house,
- Removal of the second floor gallery along the rear of the main building mass,
- Construction of a new addition along the east and rear yards. The addition would have a complex hip roof form which would connect to the planes of the existing hip roof,
- Lowering of the existing front yard grade level to provide crawl space ventilation and introducing new steps leading to the front door,
- Removal of two out of three existing windows on the second floor of the east addition portion proposed to be retained. The two windows would be relocated on the ground floor,
- Removal of existing one-story storage areas along the west elevation,
- Removal of existing roofing, siding, trim and projecting eave on the west wing addition, and
- Removal of existing landscaping along the front and rear yard and replacement with new modern landscape and garden,

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the alteration and removal of character-defining façade materials such that the resulting project would materially impair the significance of the known historic resource by altering its character-defining features.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 1*
> *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The project site will be used for its historic purpose (residential use), however, with a three-story addition that is proposed to extend beyond the original gently sloping hipped roof height and alter approximately half of the original roof form, the historic simple form, scale and massing of the original building will be altered. As such, the proposed alteration of the historic building to accommodate the additional habitable space at the third floor level will impact historic features that characterize the existing historic buildings.

Therefore, the proposed project does not comply with Rehabilitation Standard 1.

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project includes the removal of non-historic additions along the east and rear elevations of the existing two-story structure and construction of a new addition along the east elevation but primarily along the rear. The addition will result in the alteration of the very regular, simple, gently sloping hip roof form by intruding a complex, multi-planed roof form for approximately 50 percent of the existing roof area. Furthermore, additional changes to the early west wing addition that is identified as character-defining, in combination with the lowering of the front yard grade level, introduction of new steps leading to the front entry door, removal and relocation of existing windows add up the proposed alterations to the features, spaces and spatial relationships that characterize the historic property. Removal of historic fabric as a result of removing approximately half of the roof structure and altering it as well as the proposed alterations to the early west wing addition will result in the alteration of character-defining features of the historic property. These changes will result in the loss of distinctive materials and will alter the features that characterize the property such as the simple form and massing of the existing historic property.

Therefore, the proposed project does not comply with Rehabilitation Standard 2.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project includes the removal of non-historic addition along the east and rear elevations and reconstruction of new addition along the east but primarily along the rear elevations. The east wing addition, although designed by Thomas Church, was found not be a character-defining feature while the early west wing addition was found to be character-defining feature due to its age of construction and compatibility with the original building design. The new addition will continue the two-story height of the portion of the east addition that would be retained and would be three-stories in height along the rear half of the existing building. The addition will result in approximately half of the existing gently sloping hip roof to be removed to accommodate a third level of habitable space under a new raised roof. The new roof form will have multiple planes and complex form, rising approximately 2-feet above the ridge of the existing hip roof. As such, the proposed addition will alter the overall proportion, massing and scale of the historic resource as this feature will be partially visible from the public right-of-way (Chestnut Street). Furthermore, the proposal to change the existing pair of three windows along the east elevation that is visible from the public right-of-way and additional alterations proposed to the early west wing addition, such as alteration of the existing cladding, trim and projecting eaves will result in removal of historic material that characterizes the historic property.

The design and materials of the addition will also impact the historic integrity of the subject property and are not compatible with the property's overall historic materials. Specifically, the proposed metal shingle material of the new roof and large glazing areas on the addition will result in a solid-to-void ratio that is out of scale with the overall scale, proportion and massing of the historic resource such that the spatial relationship that characterize the property would be impacted. Although the proposed contemporary design of the addition will ensure the addition is differentiated from the old, the drastic change in material and design makes the addition read as an incompatible addition to the historic building.

Therefore, the proposed project does not comply with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project involves the removal of a non-original addition and new addition along the east and rear elevations. The addition will be located mostly along the rear façade but will also extend towards the east elevation. Both the east addition and portion of the new roof form of the rear addition will be partially visible from the public right-of-way, given the setback of the subject building from the east property line. Historically, the building featured massing and scale that is simple and appropriate. Additions to the building were located towards the back such as the early west wing addition. The east wing additions were also setback from the original front building face with any portion that exceeded the existing building height designed to be further setback and physically separated from the historic building form so as to read as an adjacent yet compatible addition. Although the current proposal will remove the east wing addition that is highly visible form the public right-of-way, it would concentrate the majority of the addition along the rear, resulting in the alteration of approximately half of the existing roof form. As such, the height, location and overall character of the proposed addition would overwhelm the existing structure and alter the historic appearance. The proposed contemporary design of the addition in combination with the proposed alterations to the roof form and alterations to the west wing will alter the essential form and integrity of the historic property.

Therefore, the proposed project does not comply with Rehabilitation Standard 10.

Summary

Overall, the Department finds that the project is not consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*), which emphasizes retention of character-defining features and sensitive change that minimally impacts these features. As currently proposed, the project at 944 Chestnut Street will have a significant adverse impact upon a historic resource, as defined by CEQA. The proposed alteration of the roof form where approximately half of the original gently sloping hip roof form will be replaced with new multi-planed complex roof feature that extends beyond the original roof height will impair the property's significance. The contemporary design and materials of the new additions with a solid-to-void ratio that is not consistent with that found on the historic building and the proposed alterations to the early west wing addition will result in removal of character-defining features. As such, the combination of the proposed alterations to that are visible from the public-right-of-way would result in an impact to the overall massing, proportion and scale of the building.

In order to not have a significant adverse impact on the historic resource, the proposed project should be revised as follows:

1. Scale back the addition on the roof by removing the proposed third story consisting of master suite and retain majority of the original roof form. Any loss of square footage as a result of removal of the east wing may be captured by extending the addition along the east side or toward the rear yard. Alternately, addition of dormers is encouraged to convert attic space to habitable space.
2. Retain the existing front yard grade level so as not to introduce new steps leading to the front door.
3. Retain all original exterior cladding materials and windows on the east, west and front elevations of the primary structure and the early west addition.
4. The proposed inset glass volume that separates the existing structure from the new addition should clearly read as a hyphen and not be enclosed by glass or any other railing enclosure that aligns with the east face of the existing and new portion of the building. Any proposed glass guard rail or enclosure should be setback to provide a clear break between the new addition and existing portions (retained portions) of the east elevation.
5. The set of three windows along the east elevation should be retained at their current location. If required, new windows compatible with the existing fenestration pattern on the building may be introduced on the ground floor.
6. The solid-to-void ratio on the new addition should be compatible and relate better with the solid-to-void ratio and fenestration pattern of the historic building.
7. The alterations proposed on the elevations of the early west wing addition should be limited by retaining the character-defining features such as projecting eave, trim and siding.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 5-6-2015

Tina Tam, *Senior Preservation Planner*

cc: Monica Huggins, Environmental Division/ Historic Resource Impact Review File

LY: J:\Documents\HRER\944 Chestnut St\944 Chestnut HRER_Part II.docx

Historic Resource Evaluation Response
REVISED PART II ANALYSIS

Preservation Planner: Lily Yegazu
(415) 575-9076
lily.yegazu@sfgov.org
Project Address: 944 Chestnut Street
Block/Lot: 0048/020
Case No.: 2014-000070ENV
Date of Review: May 29, 2015 (Part II)
July 22, 2015 (Revised Part II)

PART II: REVISED PROJECT EVALUATION

Proposed Project: ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: February 7, 2014 (Last revised June 22, 2015) by YAMA MAR Architecture

Project Description:

The proposed project has been revised and the scope of work entails the following changes to the historic resource:

- Removal of the non-historic 1950's east wing addition, except for the first bay adjacent to the original house,
- Removal of the second floor gallery along the rear of the main building mass,
- Construction of a new addition along the east and rear yards. The addition would be setback approximately 20-feet and would have a flat roof,
- Removal of existing one-story storage areas along the west elevation,
- Addition of four new windows; two on the existing west elevation and two on the existing east elevation,
- Alterations to the location of the existing door and window on the rear (secondary) elevation of the west wing addition, and
- Removal of existing landscaping along the front and rear yard and replacement with new modern landscape and garden.

Project Evaluation:

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project was revised based on the comments provided by the Department in the Part II Historic Resource Evaluation Response (HRER) dated May 29, 2015. The revision addresses most of the comments in the previous HRER to ensure the proposed work will retain character-defining features of the historic resource, including the overall proportion, massing and scale of the historic resource, simple and regular, gently sloping hip roof, and other features.

The changes made include scaling back the addition on the roof by eliminating the new, complex roof form. Although the third floor has not been eliminated from the proposal, the new third floor will continue the existing roofline and incorporate a flat roof for the rear half of the building where the addition will be located. The flat roof will be the same height as the pitch of the existing hip roof, resulting in the roof of the addition to read as enlarged dormers on either side of the hip roof. This revised configuration will ensure the portion of the addition that is visible from the public right-of-way to read as a subordinate addition in the background. The addition is also setback approximately 20-feet setback from the front building line, minimizing its visibility from the public right-of-way.

The glass inset volume that separated the existing structure from the new addition has been revised to read as a hyphen by replacing the previously proposed glass enclosure with a 42-inch high iron guard rail. The wall of the hyphen will be setback approximately 8-feet, 4-inches on the second floor, creating a clear distinction between the new addition and the historic resource. The roofline of this section will follow the slope of the existing hip roof before transitioning to the new flat roof of the addition.

The previously proposed contemporary design and materials of the new addition with solid-to-void ratio that was not consistent with that found on the historic building have been revised. The new addition will now reflect solid-to-void ratio that better relates and is compatible with the ratio and fenestration pattern on the historic building. Specifically, multi-light windows that are closer in size, configuration and operation have been proposed on the sides and rear elevation of the addition. In addition, the proposal to relocate the set of three windows along the 2nd floor of the east elevation to the ground floor has been eliminated. Instead these windows will be retained and two new windows, matching the existing in size are proposed on the ground floor of the east elevation.

The proposal to excavate the front yard area and introduce new steps as well as all other alterations to the front façade has been eliminated. Furthermore, the alterations proposed on the elevation of the early west wing addition have been limited to changes to the rear elevation. The previous proposal included the removal of the existing roof covering, removal of all trim and eave as well as removal of siding. The currently proposed limited scope of work on this portion of the building will take place on the rear, secondary elevation and is limited to centering the existing door and window openings and adding a matching window on the opposite side of the existing window.

With these changes incorporated, the project at 944 Chestnut Street is found to conform to the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties* Standards 1, 2, 9 and 10 in that the overall massing, proportion and scale of the building will be retained.

Please note that any revisions to the project will require further CEQA review. In addition, please provide pertinent dimensions and calculation information on the building permit set demonstrating that the proposed alteration will not exceed the demolition thresholds set pursuant to Section 317(b)(2) and Section 1005(f) of the Planning Code. Should the calculations indicate these thresholds will be exceeded, the project will be considered a demolition and not an alteration of a historic property, resulting in further CEQA review.

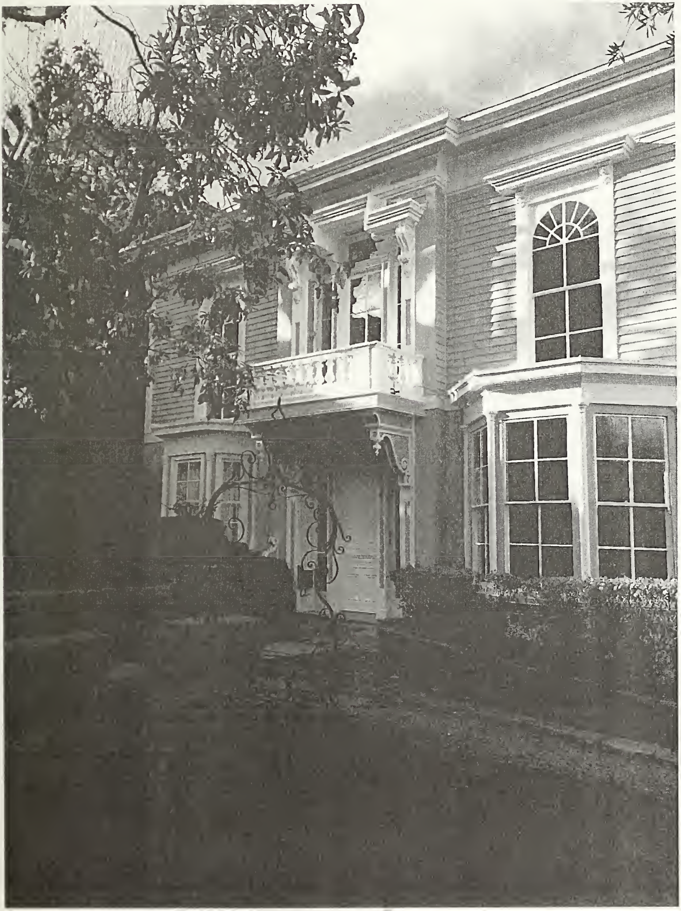
PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/3/2015

Tina Tam, *Senior Preservation Planner*

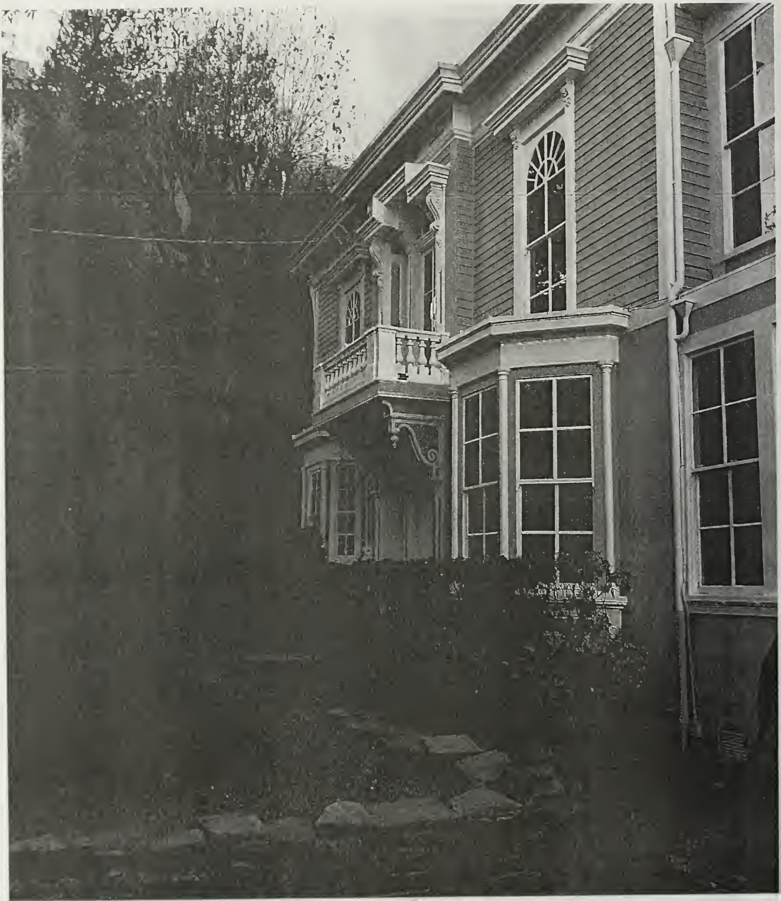
cc: Monica Huggins, Environmental Division/ Historic Resource Impact Review File

Site Photos



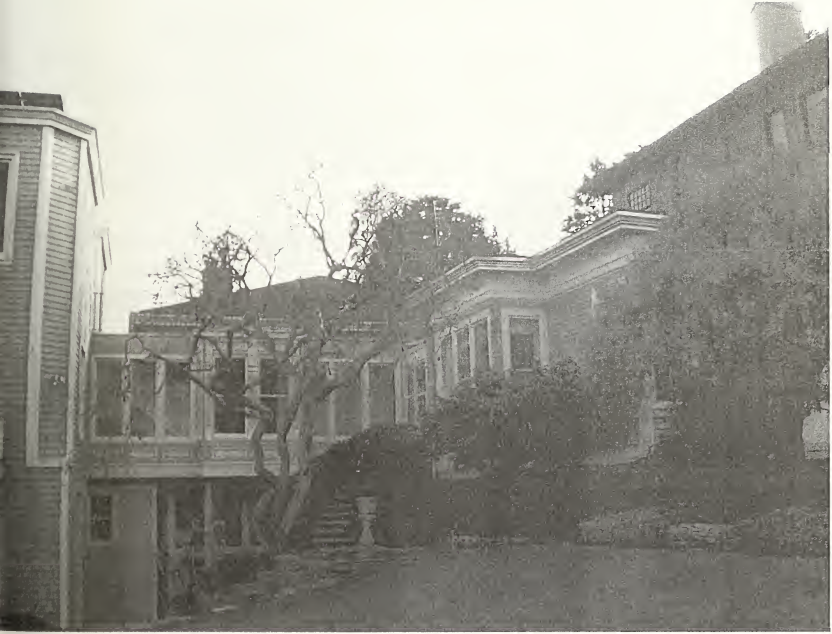
Case Number 2014-000070ENV
944 Chestnut Street

Site Photos



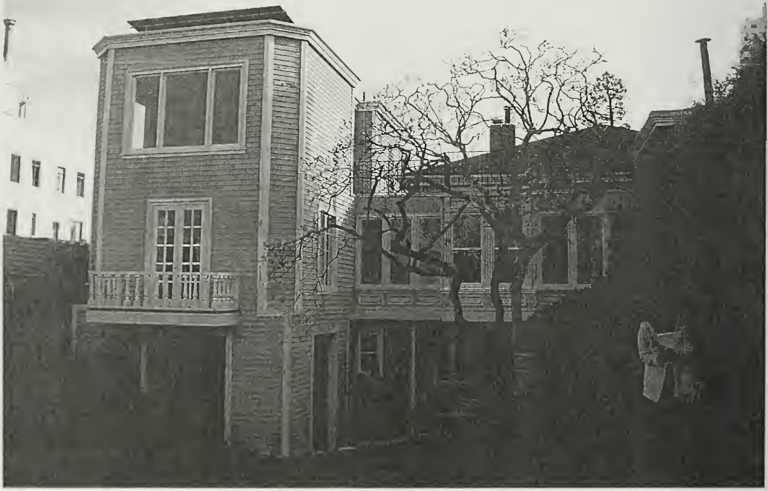
Case Number 2014-000070ENV
944 Chestnut Street

Site Photos



Case Number 2014-000070ENV
944 Chestnut Street

Site Photos



Case Number 2014-000070ENV
944 Chestnut Street

GOVERNMENT
DOCUMENTS DEPT

SEP 03 2015

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

F
41
11
14/15

Project Address		Block/Lot(s)	
695 Arkansas St.		4099/065	
Case No.	Permit No.	Plans Dated	
2015-000159ENV		12/19/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

INTERIOR RENOVATION W/ HORIZONTAL ADDITION AT REAR (1-STORY) & (N) EXTERIOR SIDING & WINDOWS.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – **Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – **New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. Regular **maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves less **than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly** accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 8/3/2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ Further environmental review required. Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ No further environmental review is required. The project is categorically exempt under CEQA.

Planner Name: Gretchen A. Hilyard	Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.08.04 09:57:55 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	7/28/2015

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	695 Arkansas Street	
Block/Lot:	Cross Streets:	
4099/065	22nd Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-000159ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/19/2014 (Fougeron Arch)

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation by William Kostura (March 2015) and Memorandum by William Kostura and diagrams by Fougeron Architecture (July 17, 2015).

Proposed project: interior renovation, horizontal addition at rear and new exterior siding and windows.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by William Kostura (dated March 2015), a Memorandum from William Kostura with diagrams by Fougeron Architecture (dated July 17, 2015), and information found in the Planning Department files, the subject property at 695 Arkansas Street contains a 2-story, wood frame single-family residence. The building was constructed in 1960 by designer Jack Walling and exhibits some characteristics of the Modern architectural style. Known exterior alterations to the property include: enclosure of the original front recessed entry, installation of a new front door, construction of a front addition for a closet, and a rear addition (1991); addition of a second story (north wing) over the existing garage (1993); construction of a rear addition (1993); sunroom addition (1999); construction of an addition and enclosure of deck (2002); conversion of the garage into living space and construction of a new garage to the south (2004).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a heavily modified example of a Modern style residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

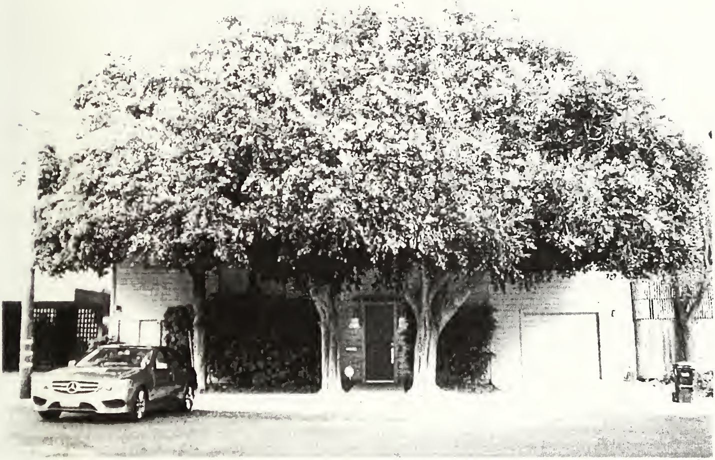
The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/3/2015

HISTORICAL EVALUATION of
695 ARKANSAS STREET, SAN FRANCISCO

According to California Register Criteria



View looking east, showing 695 Arkansas Street

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306
(650) 815-1174

March 2015

GOVERNMENT
DOCUMENTS DEPT

SEP 08 2015

SAN FRANCISCO
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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1156 Dolores St		6535/002	
Case No.	Permit No.	Plans Dated	
2015-007082ENV	201506048121	6/3/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Reconfigure interior of two-unit residential building. Expand one unit to three levels and relocate other unit to ground level. Maintain two vehicle parking spaces via excavation and car stacker. Reconfigure front façade and entry stairs.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Lana Russell-Hurd Digitally signed by Lana Russell-Hurd DN: cn=Lana Russell-Hurd, o, ou, email=Lana.Russell@sfgov.org, c=US Date: 2015.06.25 15:48:55 -07'00'

Preliminary Archeological Review, finding of no effect 6/25/2015.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: **Project Planner must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 8/3/2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Justin Greving

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Justin A Greving	**Signature:** Justin Greving Digitally signed by Justin Greving DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.08.04 09:59:34 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	7/28/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	1156 Dolores Street	
Block/Lot:	Cross Streets:	
6535/002	Jersey and 25th streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-007082ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/3/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Joshua Mogul (dated

Proposed Project: Reconfigure interior of 2-unit residential building. Expand one unit to the upper 3 levels and relocate other unit to the ground level. Maintain two vehicle parking spaces via excavation and car stacker. Reconfigure front façade and entry stairs.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

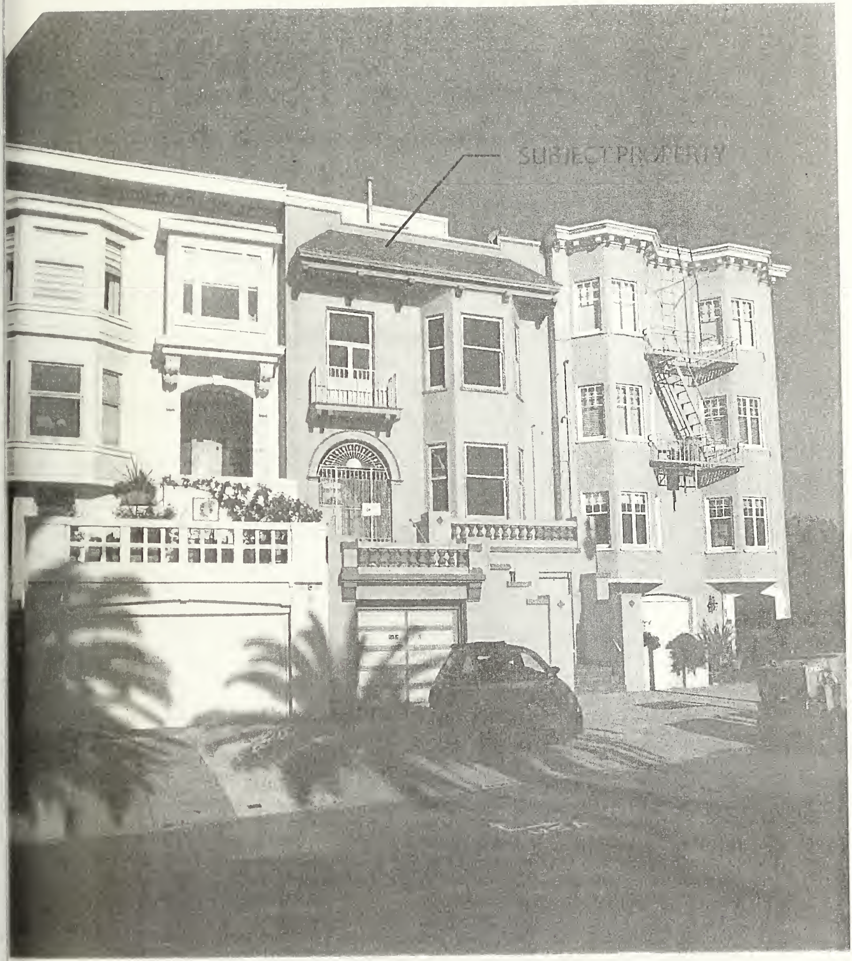
According to the Supplemental Information for Historic Resource Determination prepared by Joshua Mogul (dated May 8, 2015) and information found in the Planning Department files, the subject property at 1156 Dolores Street contains a two-story over garage wood-frame two-family residence constructed in 1912 (source: assessor's record). The building is minimally detailed in the Mission Revival architectural style and features a prominent pent roof with decorative brackets and a stacked bay window. The property was originally owned by John J. Leonard, a small-time Noe Valley developer who lived with his wife Catherine and two sons. While there appears to be little exterior alterations to the property since it was constructed, known permitted alterations include repair and replacement of portions of the stair to correct water damage (1996), and roof replacement (2003).

No known historic events occurred at the subject property (Criterion 1). Research did not establish John Leonard to have made an important contribution to the development of Noe Valley. As one of many buildings located along Dolores Street, a wide parkway with a center median that features mature Canary Island Date Palm trees, the subject property does not stand out individually as part of the development of this street. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. With minimal architectural detailing the subject property is not a good example of the Mission Revival architectural style.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood along Dolores Street. Although the Dolores Street median has been identified as a historic landscape feature, residences along this street have not yet been identified as contributing to this resource. There are neighborhoods in the proximity of Dolores Street that have been identified as eligible historic districts, either for their high concentration of architecturally significant buildings, or for having survived the 1906 Earthquake and Fire. In the context of these other eligible neighborhoods the subject block does not appear to rise to the level of significance as the building stock contains a range of construction dates, from 1910 to 1929, and features a range of minimally detailed architectural styles.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/3/2015



5. VIEW OF DOLORES STREET,
LOOKING NORTH-WEST

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
752 Elizabeth Street		2805018	
Case No.	Permit No.	Plans Dated	
2015-007062ENV	201507171767	05/12/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Excavate to create habitable space behind garage. Construct new 2nd and 2rd floor. Reconfigure front façade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible] Archeological review completed.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible** spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 7/21/2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Stephanie A. Cisneros	**Signature:** Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.08.07 14:37:53 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/21/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	752 Elizabeth Street	
Block/Lot:	Cross Streets:	
2805/018	Diamond Street and Douglass Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-007062

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 5/12/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historical Resource Evaluation prepared by Tim Kelley Consulting (dated April 2015).

Proposed Project: Excavate to create habitable space behind garage. Construct new 2nd and 3rd floor. Reconfigure front facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present ● Yes ○ No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ● Yes ○ No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ● Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: 1878-1915
	○ Contributor ● Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historical Resource Evaluation prepared by Tim Kelley Consulting (dated April 2015) and information found in the Planning Department files, the subject property at 752 Elizabeth Street contains a single-story over garage wood-frame single-family residence constructed in 1906. There are no original building permits for this property, but the 1905 Sanborn map indicates that there was a water tap request in 1905. The property was sold to William J. Conrad in 1906 and the 1908 Sanborn map shows the single-family residence constructed, inferring a construction date of 1906. The property resembles a vernacular architectural style with elements Mediterranean Revival style, including a red-tile roof. Known alterations to the property include: construction of a cement garage at the front of the lot with one new room over the garage, and moving the old house up to the new room at the front of the lot on top of new cement foundation (1929); repairing and replacing areas of fire damage (1979); dry rot work under stairs in garage (1992); and extending the existing bedrooms at the rear (1992). Visual inspection reveals that the windows, entry door, and garage door have also been replaced.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building's vernacular style and minimal Mediterranean Revival elements do not classify it as architecturally distinct such that it would qualify for listing in the California Register under Criterion 3.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/3/2015

752 Elizabeth Street is located within a California Register-eligible historic district. The subject property is located within the Noe Valley neighborhood on a block that exhibits a high degree of architecturally distinct single and multi-family buildings that date from the late nineteenth and early twentieth centuries. The 700 block of Elizabeth Street features a full range of highly ornate Victorian styles, including early Gothic and Italianate settlement cottages, Stick/Eastlake, Queen Anne, and First Bay Tradition. Altogether the block contains a sufficient concentration of historically and aesthetically related buildings such that it would be eligible for listing under Criterion 3 for its architecture. The range of construction dates of properties located on the subject block range from the late 1890s through the 1920s, which is associated with the broad patterns of San Francisco's post-Mexican era settlement and Noe Valley's development as a working class street-car suburb of the city as well post-1906 earthquake reconstruction efforts. Despite some minor alterations that include window replacement and application of stucco siding to a few properties, generally the block retains sufficient integrity to communicate its significance as a concentration of architecturally significant buildings. Currently the boundaries of this historic district include Alvarado Street to the north, 25th Street to the south, Hoffman Avenue to the west, and a portion of the blocks between Diamond and Castro Streets to the east. Contributors to the district are buildings constructed sometime between 1878 and 1915 that retain most original architectural detailing on their primary facades.

Character-defining features of the historic district include:

- Original building form and most original features including decorative wood shingles, wood siding, expressive millwork, applied ornamentation and roof forms
- Original double-hung wood windows
- General massing of two- and three-story wood frame Victorian single- and multi-family buildings with uniform setbacks
- Small front yards
- Private rear yards
- Materials generally consisting of wood clapboard siding

The District is comprised of several building styles, including corner commercial, flats, apartments, rowhouses, and cottages. Each form has its own style and massing and each builder has distinctly identifiable signature elements. Despite the limited floor plate and forms, through the variation in ornament, millwork, portico configurations, and rooflines, no two houses are exactly alike.

Any proposed infill or alterations to buildings on this block should respect these character-defining features so it harmonizes with the general character of the neighborhood.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually and is a non-contributor to a California Register-eligible historic district.

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
77 Belgrave Avenue		2688/056	
Case No.	Permit No.	Plans Dated	
2015-006055ENV		06/09/2015	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Demolition of existing 3-story single-family home over garage to be replaced by a new 4-story single-family home over garage.			

7/15

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☐	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☑	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Lana Russell-Hurd Digitally signed by Lana Russell-Hurd DN: cn=Lana Russell-Hurd, o, ou, email=Lana.Russell@sfgov.org, c=US Date: 2015.06.25 15:46:08 -07'00' Preliminary Archeological Review, finding of no effect 6/25/2015. Geotechnical Investigation, prepared by Murray Engineers Inc. 6/9/2015.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form signed 8/3/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.08.07 14:49:37 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	7/17/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	77 Belgrave Avenue	
Block/Lot:	Cross Streets:	
2688/056	Shrader Street and Stanyan Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-006055ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	06/09/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by Page & Turnbull (dated April 1, 2015).

Proposed Project: Demolition of existing 3-story single-family home over garage to be replaced by a new 4-story single-family home over garage.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Page & Turnbull (dated April 1, 2015) and information found in the Planning Department files, the subject property at 77 Belgrave Avenue contains a three-story over basement wood-frame single family residence constructed in 1950 (source: original building permit). 77 Belgrave was constructed in a simple contractor Modern architectural style with elements representative of the Second Bay Tradition style such as exposed rafters, natural finish wood siding, and a ribbon of windows at the second story. The building was constructed by Sibley Grading and Teaming Company for original owner T. Weatherly Kemp and his wife Edajane. The Kemps sold the property to Paul Lowinger, a clinical professor of psychiatry and lecturer, and his wife Margaret in 1975. Known alterations to the property include: construction of redwood framed with fluted glass-cement deck outdoor shelter area (1952); construction of new powder room off den (1975); reroofing with asphalt shingles (1981); construction of small deck over existing flat roof of narrow connection between main residence and rear recreation room (1982); and reroofing of main upper roof (2005). Visual inspection reveals that original wood windows have been replaced with vinyl windows.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). Although Paul Lowinger made significant contributions to the field of psychology, these contributions do not rise to a level of significance that would allow the subject property to qualify for individual listing in the California Register under Criterion 2. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The building is located within the Clarendon Heights neighborhood on a block that exhibits buildings with construction dates ranging from the 1930s until the 1980s and in various architectural styles. Although some fine individual architecturally distinctive examples exist in the vicinity of the subject property, the subject block lacks architectural cohesion and does not appear to qualify as a potential historic district.

Therefore, 77 Belgrave Avenue is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Tina Tam	8/3/2015

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
151 Laidley Street		6664/023	
Case No.	Permit No.	Plans Dated	
2015-005592ENV	201507292778	06/16/2015	
☑ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Horizontal and vertical addition and interior alterations to existing single family residence. Construct one story above and two stories below existing one-story building.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, **GO TO STEP 3.** If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

The project will follow recommendations of 6/13/15 Gruen geotech report. Archeogical review completed.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: **Project Planner must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 8/3/2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros [illegible]

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.08.07 14:30:50 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	7/20/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	151 Laidley Street	
Block/Lot:	Cross Streets:	
6664/023	Harper Street and Fairmount Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015.005592ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/16/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historical Resource Evaluation prepared by Tim Kelley Consulting (dated April 2015).

Proposed Project: Horizontal and vertical addition and interior alterations to existing single family residence. Construct one story above and two stories below existing one-story building.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historical Resource Evaluation prepared by Tim Kelley Consulting (dated April 2015) and information found in the Planning Department files, the subject property at 151 Laidley Street contains a one-story wood-frame single family residence constructed in 1932 (source: assessor's records). The property slopes steeply from the front to the back, resulting in a one-story at the front and a two-story over basement at the back. The residence was constructed by an unknown architect/builder in a vernacular architectural style for property owner Michael Burkell, who also owned the adjacent property at 149 Laidley Street. The property was not inhabited until 1940, when Frank Hall, Jr., a salesman, purchased the property from Burkell. Known alterations to the property include: relocating the living room west wall three feed out beyond the existing location (1963); patch repairing the gravel roof, installing plywood in the basement (1996); and reroofing (1997). Upon visual inspection and comparison of a San Francisco County Assessor's historic photo to the existing property, it appears that other alterations to the building include: replacing the original primary facade six-over-six, double-hung, wood-sash windows with aluminum sliders; adding shed roof hoods over the windows; adding scalloped fascia to all shed roof hoods and below window sills; adding decorative tile to window sills; adding fluted pilasters at the entry doorway and corners; and adding a tile water table.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants were identified as important to history (Criterion 2). No original building permit was located that determined who the original architect or builder was. The building was constructed in a vernacular style that is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park neighborhood on a block containing properties with a range of construction dates from 1900 through 2008. The area is a mix of architectural styles and does not contain a cohesive character of architecturally or historically related houses.

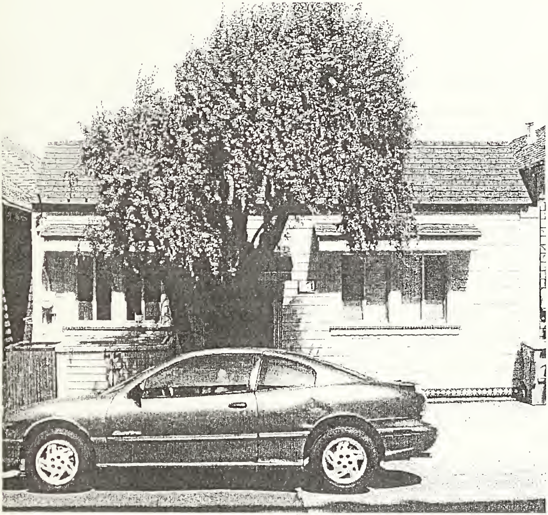
Therefore, the subject property at 151 Laidley Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/3/2015

PART I HISTORICAL RESOURCE EVALUATION

151 LAIDLEY STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
HISTORICAL RESOURCES
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
TIM@TIMKELLEYCONSULTING.COM

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1251 Hyde Street		0218/003	
Case No.	Permit No.	Plans Dated	
2015-006471ENV		4/1/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Add two residential units to the ground floor of an existing six-unit residential building. Excavate, grade, and replace foundation.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: **If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.**	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☑	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: **Project Planner must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check **all that apply to the project.**	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form signed 8/3/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Stephanie Cisneros [illegible]	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.08.07 15:48:56 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/21/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	1251 Hyde Street	
Block/Lot:	Cross Streets:	
0218/003	Clay Street and Sacramento Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-006471ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/1/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historical Resource Evaluation prepared by Tim Kelley Consulting (dated March 2015).

Proposed Project: Add two residential units to the ground floor of an existing six-unit residential building. Excavate, grade, and replace foundation.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historical Resource Evaluation prepared by Tim Kelley Consulting (dated March 2015) and information found in the Planning Department files, the subject property at 1251 Hyde Street contains a three-story over basement, wood frame, multi-family building constructed in 1911 by William W. Yager (source: assessor's record). 1251 Hyde Street does not appear to have been constructed in any discernible architectural style however, a pre-1950 photo of the building shows characteristics of the Classical Revival style that are no longer visible on the existing building. The subject property was constructed for William Yager's brother-in-law J. C. Stambough, a foreman. Known alterations to the property include: installing asbestos siding on entire back and front above brick and painting trim (1950); removing approx. 600 sq. ft. of existing brick veneer from front of building, replacing any rotted timbers, and building new approx. 600 sq. ft. brick veneer front (1977); and reroofing (2007). In comparing a pre-1950 photo of the subject property to its existing condition, visual inspection reveals that a number of other alterations were made including: removal of projecting cornices at the sills and lintels, removal of decorative molding below bay windows, removal of decorative panel friezes at the third story, removal of dentil molding below the projecting roof line cornice and projecting cornice at the second-story, removal of original brick facing and rusticated surrounds, and removal of arched entryway.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). Yager was a local builder in San Francisco from the early 1900s until 1917 but there is no information indicating that he was considered a master builder. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Nob Hill neighborhood among properties with various construction dates and that exhibit a mix of extreme alterations. The neighborhood does not have a cohesive character of architecturally related properties.

Therefore, the subject property at 1251 Hyde Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/3/2015

1251 Hyde (Subject Property) Photos

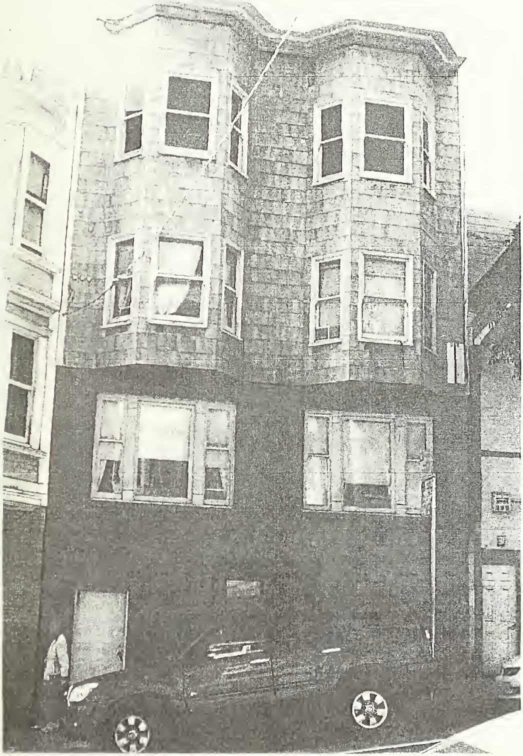

Figure 1: 1251 Hyde Street

GOVERNMENT
DOCUMENTS DEP
SEP - 3 2015
SAN FRANCISC
PUBLIC LIBRARY

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
15-19 Arguello Blvd.		1355/002, 003, 004	
Case No.	Permit No.	Plans Dated	
2014.1457ENV		10/13/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Adjust lot line between lots 003 and 004 14' feet to the south, reducing the width of lot 004 to 36'. Merge lots 002 and 003. Construct a new 6,117 sf, three-story single-family residence with three vehicle parking spaces on lot 004. Demolish existing site wall along Arguello Blvd. in front of the adjusted lot 004.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

Comments and Planner Signature (*optional*): Jean Poling

Archeo clearance. Maher enrollment.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* __________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 8/3/15 *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Shelley Caltagirone [illegible]	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Shelley Caltagirone	**Signature:** Shelley Caltagirone Digitally signed by Shelley Caltagirone DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Caltagirone, email=shelley caltagirone@sfgov.org Date 2015 08.20 10 41.21 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

Review Date:	July 31, 2015 (Part 1)
Case No.:	**2014.1457ENV**
Project Address:	**15-19 Arguello Boulevard**
Zoning:	RH-1(D) (Residential, House, Single-Family, Detached) Zoning District; 40-X Height and Bulk District
Block/Lot:	1355/002, 003, and 004
Staff Contact:	Shelley Caltagirone, Preservation Planner (415) 558-6625 | shelley.caltagirone@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The three parcels subject to this review are located on the west side of Arguello Boulevard between West Pacific Avenue and Presidio Terrace. The property is located in an RH-1(D) Zoning District in the Presidio Heights neighborhood. The Presidio is located immediately to the north.

Parcel 002, located the furthest to the north of the three parcels, is improved by a three-story, single-family, flat-roofed residence originally constructed in 1912. The residence was originally designed by George W. Kelham (1871-1936) as a two-story-over-basement home with tiered gable roofs for owner John Lawson. The residence was then substantially reconstructed in 1955 by the architect Joseph Esherick (1914-1998) for Bruce Kelham, the son of George Kelham, and his wife Grace Hamilton-Kelham.

A detached garage was also constructed on the land now designated as parcel 003 immediately to the south of the residence in 1912. The garage was removed between 1990 and 1993, and the lot now simply serves as the side yard to the residence.

Parcel 004, immediately to the south of parcel 003 is vacant and does not appear to have ever been developed. A front property line wall extends across parcel 003 and 004. The origin of the wall is not specifically known; however its design character relates to the 1955 design of the residence. The wall and residence share a stucco cladding and simple ornamentation; therefore, the wall may be attributed to Esherick design. However, in the 1938 aerial photograph there appears to be a wall in the approximate location of the existing wall, although the alignment and openings do not match exactly. It is impossible to discern how much, if any, of the wall seen in 1938 is still extant.

Pre-Existing Historic Rating / Survey

None of the three parcels is listed on local, state or national registries. The building at 15 Arguello Boulevard (Parcel 002) is included in the 1978 San Francisco Heritage survey and in the 1990 Inner Richmond survey. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its surveyed status and age (constructed 1912/1955).

Neighborhood Context

The buildings in the surrounding blocks were primarily constructed between 1900 and the late 1920s, representing a variety of styles including the First Bay Tradition and numerous period revival styles. Wide-spread development in the western part of the city began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the increasing use of the automobile improved accessibility from the downtown area. The Presidio Heights neighborhood, bounded broadly by Arguello Boulevard to the west, California Street to the south, Presidio Avenue to the east, and the Presidio to the north, contains a cohesive collection of high-style, architect-designed residences, with a total of 72 identified individually significant building and two National Register-listed properties in the 34-block area. The development period for much of the property in the neighborhood is 1900 to 1914.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation and additional research conducted by Planning Department staff, the Department finds that the subject property does not appear to be eligible for inclusion on the California Register either as an individual resource or as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the residence and property located at 15-19 Arguello Boulevard was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject

building was constructed in 1912 and reconstructed in 1955. The first date relates to the major period of development for the area. This pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the Nation.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research into the history of the owners and occupants of the residence and property located at 15-19 Arguello Boulevard was conducted. The most prominent of the owners were Bruce Kelham and Grace Hamilton-Kelham. Bruce was the son of an important architect, George W. Kelham, who also designed the original structure at 15 Arguello Boulevard in 1912. Bruce and Grace Kelham were both descended from wealthy and prominent Bay Area families, but they do not appear to have been important in our local, regional or national past. Their most distinguished act was the founding of the Point Reyes National Seashore, which is coincidental to their San Francisco residence. Therefore, the building does not appear eligible for listing under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The residence and property located at 15-19 Arguello Boulevard does not appear to be individually eligible under Criterion 3 for embodying the distinctive characteristics of a type, period, region, or method of construction. While the building exhibits characteristics of the Mid-Century Modern style, it is a relatively understated and undistinguished illustration of the style and it does not exemplify the typical massing or fenestration associated with Modern residences. Neither does the building possess high artistic values. Its materials, details, and workmanship of the building are unexceptional. While the residence does represent the hybrid of two master architect designs, the work is not exemplary of either.

The three-story, single-family, flat-roofed residence was originally designed by George W. Kelham and then substantially reconstructed in 1955 by the architect Joseph Esherick. The Kelham design appears to be nearly entirely lost with perhaps the exception of the building's footprint. Therefore, it lacks association with the earlier architect. The Esherick design is substantially intact; however, the design is uncharacteristic of his body of work and does not appear to represent an important direction or transition in his career. Esherick is best known for his work in the Second and Third Bay Region styles. For these reasons, the property does not appear to be individually eligible for listing under Criterion 3

Planning Department staff has conducted reconnaissance efforts and additional neighborhood research to identify the boundaries and character-defining features of the Presidio Heights historic district. Based on these efforts, the most cohesive and intact concentration of architecturally significant properties is located along the northern edge of the neighborhood in an area roughly bounded by the Presidio on the north, Clay Street on the south, Presidio Avenue on the east and Arguello Boulevard on the west. This same general area was singled out in the Junior League survey published in 1968 as Here Today San Francisco's Architectural Heritage for containing "a remarkably large number of handsome houses. In this small area … are a great many buildings that would be worthy of special mention were they in some other parts of the city." The property at 15 Arguello Boulevard is located on the west side of the street and is not included within the boundaries of the district. Moreover, the 1955 design of the subject residence would fall outside of the 1890 to 1930 period of significance established for the district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Discussion of integrity is not applicable as the building was not found to be historically significant.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Discussion of features is not applicable as the building was not found to be historically significant.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/3/2015

Tina Tam, *Senior Preservation Planner*

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
219 Maynard Street		5891/013A	
Case No.	Permit No.	Plans Dated	
2015-008093ENV	201505136194	06/01/2015	
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Fill-in at front west side of both the first and second stories.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR form signed August 19, 2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ Further environmental review required. Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ No further environmental review is required. The project is categorically exempt under CEQA.

Planner Name: Stephanie Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.08.24 10:04:32 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/31/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	219 Maynard Street	
Block/Lot:	Cross Streets:	
5890/013A	Congdon Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-008093ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 06/01/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by William Kostura (dated May 2015).

Proposed Project: Fill-in at front west side of both the first and second stories.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by William Kostura (dated May 2015) and information found in the Planning Department files, the subject property at 219 Maynard Street contains a one-story over garage wood-frame single family residence constructed in 1926 (source: original building permit). 219 Maynard was originally owned and constructed by Lindsay Construction Company in a vernacular architectural style with elements of the Marina style. It appears that the adjacent house, at 223 Maynard, may have also been constructed by the Lindsay Construction Company as it mirrors its neighbor at 219 Maynard but retains a higher level of integrity of materials, design and details in comparison to 219 Maynard. The Lindsay brothers sold the property to Ralph Taafe, an auto dealership manager, and his wife Nettie in 1927. Known exterior alterations to the property include: completing three rooms in the basement and enclosing stairway on rear (1926), and applying Ledge Rock Stone and aluminum siding to the front and asbestos siding to the rear (1963). Upon visual inspection it appears that the original window systems have been replaced and the original trim has been removed, and the garage door and front basement-level door have been replaced.

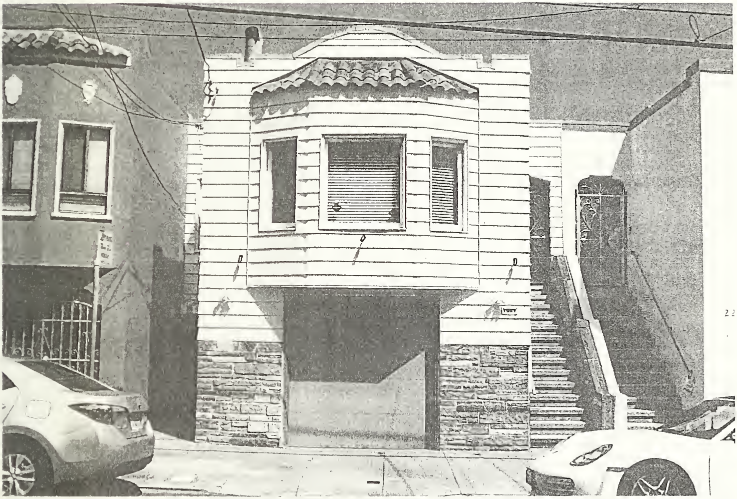
No known historic events occurred a the subject property (Criterion 1). The Lindsay Construction Company was owned by Clyde and Ray Lindsay, and the firm's only known developments are 219 and 223 Maynard Street. In contrast, Clyde and Ray's brothers, Claude and Boyd, pursued development careers that were much longer and more significant in San Francisco from the mid-1920s through 1950 (source: Sunset District Residential Builders Historic Context Statement). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Excelsior neighborhood on a block that exhibits a wide array of architectural styles and construction dates ranging from 1900 through the 1960s. Many of these buildings have undergone significant alterations and are not a cohesive representation of architecturally related houses.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/19/2015

219 Maynard Street
"Supplemental Information for Historic Resource Determination" form



Prepared by

William Kostura. architectural historian
P. O. Box 60211
Palo Alto, CA 94306
(650) 815-1174

May 2015

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
454-456 Collingwood Street		2769/052 & 053	
Case No.	Permit No.	Plans Dated	
2015-008482ENV		06/29/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior and exterior renovation to 3-story, 2-unit building. Fourth floor addition with roof deck. Expansion of 1st, 2nd and 3rd floors. New terrace at 2nd & 2rd floors. Expansion of upper unit, and relocation of lower unit from 2nd to 1st floor.			

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

<table>
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<tr><td colspan="2">If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</td></tr>
<tr><td>☑</td><td>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</td></tr>
<tr><td colspan="2">Comments and Planner Signature (optional):</td></tr>
</table>

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

<table>
<tr><td colspan="2">PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)</td></tr>
<tr><td>☐</td><td>Category A: Known Historical Resource. GO TO STEP 5.</td></tr>
<tr><td>☑</td><td>Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.</td></tr>
<tr><td>☐</td><td>Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.</td></tr>
</table>

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR form signed August 19, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Stephanie Cisneros [illegible]	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie Cisneros	**Signature:** Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.08.24 10:27:27 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/5/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	454-456 Collingwood Street	
Block/Lot:	Cross Streets:	
2769/052-053	21st and 22nd Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-008482ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/29/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated June 2015).

Proposed Project: Interior and exterior renovation to 3-story, 2-unit building. Fourth floor addition with roof deck. Expansion of 1st, 2nd and 3rd floors. New terrace at 2nd & 3rd floors. Expansion of upper unit, and relocation of lower unit from 2nd to 1st floor.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor ○ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated June 2015) and information found in the Planning Department files, the subject property at 454-456 Collingwood Street contains a two-story over garage wood-frame two-unit multi-family residence constructed in 1946 (source: original building permit). The original building permit lists United Housing Corporation as the original owner of the property, who may also have been the builder. This vernacular building is clad in wood shingles on the primary elevation and is capped with a flat roof behind a gable and shed parapet. William and Frieda Blackwell are the earliest known occupants of 454 Collingwood, while Ralph and Mildred Glothlen are the earliest known occupants of 456 Collingwood. Known exterior alterations to the property include: installing asbestos siding at the rear of the building (1953); a horizontal addition (1991); two-level deck at the rear of the property (1991); reroofing (1998); replacing stucco with wood shingles and metal windows in-kind (2001); remodeling of roof support (2001); building a parapet wall at the south line of the property (2001); and removing and replacing existing retaining wall (2006).

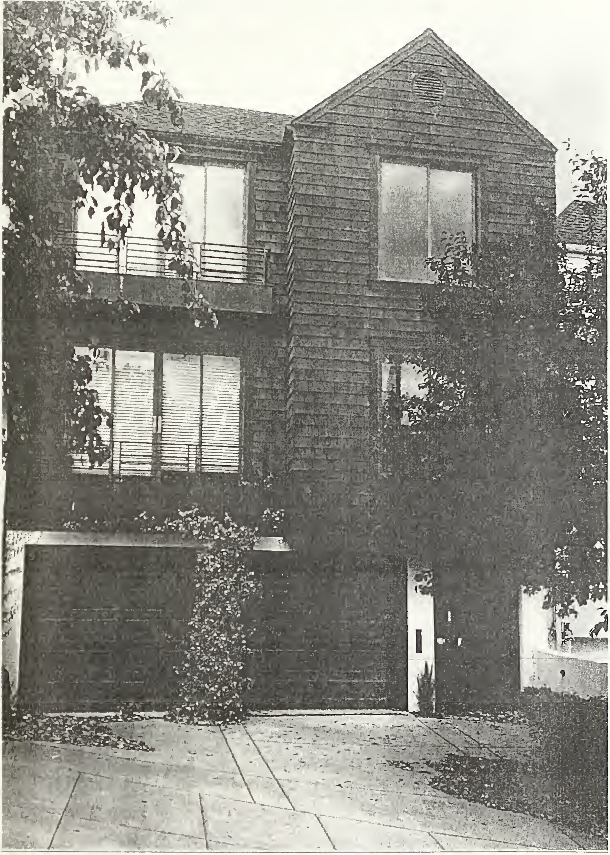
No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that remained partially undeveloped into the 1940s due to the steep incline of the street. The subject block contains early twentieth century housing stock that has been substantially altered, along with later contractor modern apartments and single family homes that infilled the more steeply sloping lots located mid-block. The subject property is one of four buildings built at the same time and although they may have been identical at the time of construction, each has undergone alterations that have altered similarities. Altogether the block does not represent a singular pattern of construction, building type, or architectural style.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/19/2015

Photographs of Subject Property



Primary façade, 454-456 Collingwood Street.

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1016 De Haro St.		4159/004	
Case No.	Permit No.	Plans Dated	
2015-002653ENV	2015.0622.9514	2/27/15	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Demolish an existing one-story, single-family home with one parking space and construct a new four-story, two-family home with a four-vehicle garage.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Archeo review completed.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 8/24/2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.08.25 14:15:53 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/20/2015

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1016 De Haro Street	
Block/Lot:	Cross Streets:	
4159/004	22nd Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-002653ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/27/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Historic Resource Evaluation prepared by Johanna Street (dated May 14, 2015). Proposed project: demolition and construction of a new 4-story 2-family residence.

PRESERVATION TEAM REVIEW:					
Historic Resource Present			○ Yes	● No *	○ N/A
Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Johanna Street (dated May 14, 2015) and information found in the Planning Department files, the subject property at 1016 De Haro Street contains two buildings: a one-story hip and shed-roofed wood frame building constructed in a Vernacular tradition in 1915 (this building was originally constructed as a store and converted to residential use in the 1940s); and a flat-roofed rectangular wood frame building at the rear constructed in ca. 1918 in a vernacular tradition. The rear building appears to have been originally used as a stable. Known major alterations to the property include: alteration of storefront windows (1919), construction of a garage (prior to 1924), extension of the garage (1924), window replacement and interior alterations (1966).

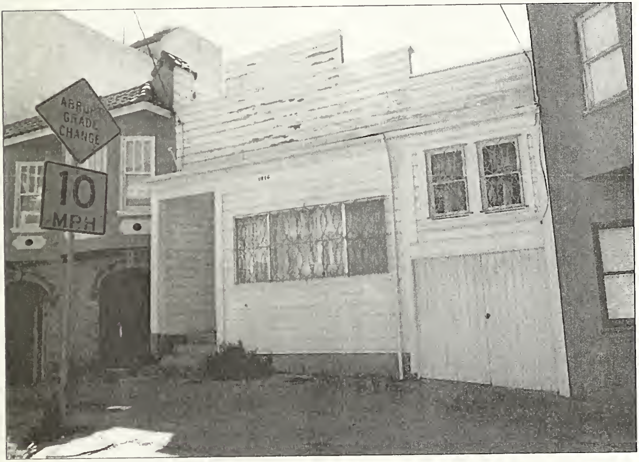
No known historic events occurred at the property (California Register Criterion 1). None of the owners or occupants have been identified as important to history (California Register Criterion 2). The building was not designed by an architect and was constructed in 1915 by the original owner. The subject building is vernacular in character and does embody a particular period or style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Potrero Hill neighborhood. This area of Potrero Hill was first settled by Russians of the Molokan faith in the early 20th century. The subject block exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically, culturally or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/24/2015

Historical Resource Evaluation Report
1016 De Haro Street, San Francisco, CA



May 14, 2015

Prepared for Charles Quach

Prepared by Johanna Street, Architect
311 Leland Avenue, Menlo Park, CA 94025

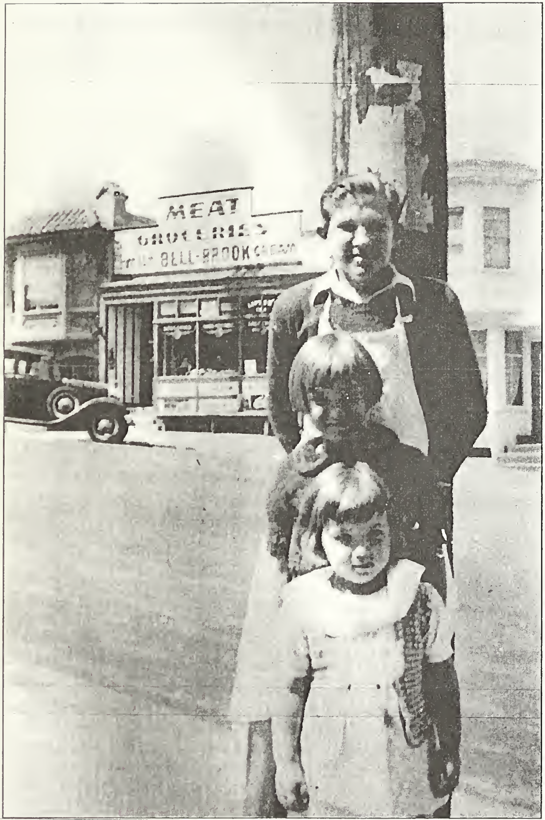


Figure 12: James (top) and Jackline (middle) Schetinin in front of the subject property in the late 1930s[7]

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[7] Linenthal, P. and Johnston, A. (2009). *Potrero Hill*. San Francisco: Arcadia, p. 95.

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SEP 08 2015

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
434 3rd Ave.		1542/038	
Case No.	Permit No.	Plans Dated	
2015-005171ENV		1/8/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Exterior/interior remodel to existing two-story building. Raise building to create two-vehicle garage level. Add new fourth floor with roof decks. Horizontal rear expansion and horizontal side expansion of the top three floors to the south property line . Reconfigure facades. No work to rear unit.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*:
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR dated 8/19/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments *(optional)*:	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

☐ Step 2 – CEQA Impacts

☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: A. Kirby	Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra Kirby@sfgov.org Date: 2015 08.25 13.48:53 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	8/11/2015	**Date of Form Completion**	8/11/2015

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	434-438 3rd Ave	
Block/Lot:	Cross Streets:	
1542/038	Judah and Kirkham Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-005170ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/8/2015

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting.
Proposal is to construct a vertical addition and a redesign of the primary facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 - Persons: ○ Yes ● No	Criterion 2 - Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

434 3rd Avenue was constructed in 1904 by M. B. Dye and contractor Barthold Kiel, according to an announcement in the San Francisco Call. A rear building (438 3rd Ave) was constructed in 1908 by Dye and Kiel as well. The subject building is a two-story, wood frame, two-unit dwelling. The primary facade features stucco siding with an angled bay on the south side of the facade at both stories, a hipped roof, double hung windows, a frieze panel dividing the first and second stories, and an elevated entry alcove braced by columns above a terrazzo stair. The building retains a moderate degree of integrity as the facade has been coated in a textured stucco, although much of the original detailing remains visible.

Based on historic research conducted by the consultant and preservation planning staff, 434 3rd Avenue does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. Owners Frederick and Emma Nusbaum resided at the rear building from 1908 through 1940, and the property remained in the Nusbaum family through 1998. The subject building was rented out as two units, and the owners and known residents do not appear to be figures of historic significance. The design of the building is vernacular Classical Revival, featuring minimal, abstracted details and not exemplary of the style. Additionally, Dye and Kiel do not appear to be masters in their professions and little is known about them. Therefore, the subject building does not appear to be of historic significance under criterion 3 (Architecture).

The subject block is residential in character and was constructed between 1900 and 1914, with a number of post-war apartments on the northwest corner of 3rd Avenue and Geary Street. The area features buildings that are highly consistent in massing and scale, although it does not reflect a strong representation of the represented styles and is largely eclectic as a whole. Furthermore, the integrity of the subject block is generally low as many buildings are significantly altered. Overall, there does not appear to be an eligible historic district in the immediate vicinity.

Based upon a review of information in the Department's records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/19/2015

GOVERNMENT
DOCUMENTS DEPT
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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
725 Duncan Street		6605/031	
Case No.	Permit No.	Plans Dated	
2015-007100ENV		06/10/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Alteration of the north face elevation, facing Duncan Street, and minor adjustments in plan reflecting façade alteration. Horizontal and vertical three-story addition at rear (covered in building permit no. 201308224982).			

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1
2[illegible]5

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling Project will follow recommendations of 12/21/13 Gruen geotech report. Archeo review completed.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 8/19/15 *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Marcelle Boudreaux	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: M Boudreaux	Signature: Marcelle Boudreaux Digitally signed by Marcelle Boudreaux DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Marcelle Boudreaux, email=Marcelle.Boudreaux@sfgov.org Date: 2015.08.25 12:15:19 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	08/11/2015

PROJECT INFORMATION:		
Planner:	Address:	
Marcelle Boudreaux	725 Duncan Street	
Block/Lot:	Cross Streets:	
6605/031	Douglass/Diamond	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	201506260053

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	06/10/15

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

REVISION TO APPROVED & ISSUED PERMIT #201308224982. ALTERATION OF NORTH ELEVATION, & MINOR PLAN ADJUSTMENTS ON FACADE ALTERATION. NO CHANGE IN MASSING, NO CHANGE IN GFA. ALL EXTERIOR WALLS TO REMAIN @ (E) PERMITTED LOCATIONS

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	○ Yes ● No	Criterion 1 - Event:	○ Yes ● No
Criterion 2 -Persons:	○ Yes ● No	Criterion 2 -Persons:	○ Yes ● No
Criterion 3 - Architecture:	○ Yes ● No	Criterion 3 - Architecture:	○ Yes ● No
Criterion 4 - Info. Potential:	○ Yes ● No	Criterion 4 - Info. Potential:	○ Yes ● No
Period of Significance:		Period of Significance:	
		○ Contributor ○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to information in the Supplemental Information for Historic Resource Determination prepared by Jim Zack (date: May 26, 2015) and information in Planning Department files, the subject property at 725 Duncan Street is a one-story over garage/ entry level stucco-clad single family dwelling in a Minimal Traditional architectural style. The dwelling was constructed in 1951 (source: building permit) by the Standard Building Company as a Sunstream brand home. The Standard Building Company was led by Carl and Fred Gellert , who developed the Sunstream brand in 1939 in San Francisco's Sunset District. The Gellert Brothers were among the largest and most successful merchant builders in San Francisco's history, and the Standard Building Company constructed approximately 25,000 housing units in the Bay Area.

Between 1943 and 1951 Henry C. Goodman, a teamster, and Ruth Goodman, a stenographer, sold and gifted the property between themselves four times. In 1951, the property was under the ownership of the Atlas Realty Company, a corporate arm of the Gellert Brothers, until 1958. From 1958 until 1966, Anthony Higgins, a varnisher, and Mary Higgins, a housekeeper owned the house, followed by an attorney John Walsh and his wife from 1966-1980.

Although the subject block contains other structures, immediately adjacent and further west uphill, that are similar in massing and architectural style, and have construction dates ranging from 1949-1951 (assessor records), these were all constructed late according to development patterns in Noe Valley. Additionally, this type of building – the Sunstream home – is late in terms of the Standard Building Company, which began constructing these in 1939. The area surrounding the subject property is not unified visually nor is there a significant concentration to suggest historic district eligibility.

No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. The existing structure does not possess high artistic value for listing individually under Criterion 3 in the California Register.

Therefore, 725 Duncan Street is not eligible for listing in the California Register either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/19/2015

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
45 Burnside Avenue		6736/017	
Case No.	Permit No.	Plans Dated	
2014-000176ENV	201410179212	06/22/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Horizontal addition at rear. Vertical addition: new 3rd story. Raise building by 24". Replace foundation. Increase vehicle parking from one to two spaces. Interior remodel and additions.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 8/19/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Justin A Greving	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.08 31 11.07:48 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/30/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	45 Burnside Avenue	
Block/Lot:	Cross Streets:	
6736/017	Chenery and Bosworth streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-000176ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/17/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated June, 2015)

Proposed Project: Horizontal addition at rear. Vertical addition: new 3rd story. Raise building by 24". Replace foundation. Increase vehicle parking from one to two spaces. Interior remodel and additions.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:	n/a		Period of Significance:	n/a	
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Chris VerPlanck (dated June, 2015) and information found in the Planning Department files, the subject property at 45 Burnside Avenue contains a one-and-a-half-story over garage wood-frame single-family residence constructed in 1909 (source: water tap record). This simple cottage with a projecting font gable roof and centered entryway was constructed originally by Carl H. Knaup, a carpenter from Germany who lived in the house with his wife Anny up until 1929. Known exterior alterations include recladding the rear sunporch, window replacement, and reconstruction of the rear stairs (1948), and reconstruction of the front stairs (1955). It also appears that a detached garage was removed sometime after 1995 and a garage door was inserted at the basement level of the house. The subject property was previously surveyed as part of the Glen Park Community Plan and while it was not given a status code it was not one of the 9 buildings identified as eligible for listing in the California Register in the neighborhood.

No known historic events occurred at the subject property (Criterion 1). The building sits on a on a parcel that was originally part of 4 blocks known as Joost Addition to Glen Park Terrace, a subdivision of no particular individual importance. None of the owners or occupants have been identified as important to history (Criterion 2). The only interesting detail regarding the owners and occupants of 45 Burnside involves some dubious transactions in which the property changed hands 15 times between 1939-1944, with some owners owning the property for less than a day or even being deceased when the transaction took place. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. As a simply detailed cottage with some Queen Anne architectural elements, the subject property does not rise to the level of individual importance.

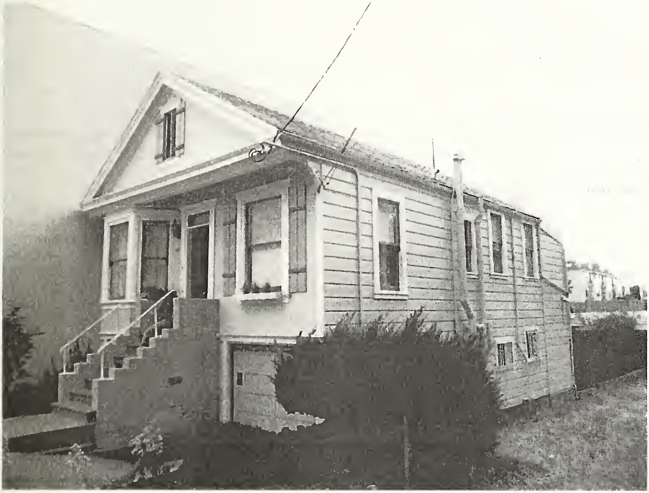
45 Burnside is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park neighborhood on a block dominated by the St. John School. Because the Islais Creek ran through this subdivision it was slow to develop and the north south roads were impassable (the creek is now a covered culvert and the undeveloped public right of way still runs south of the property). As the St John School expanded, most buildings on the three blocks between Burnside and Chilton were demolished to make way for a new school building and playground in 1967. Even if this small subdivision were important is has all but been eradicated by the new school.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9/19/2015

45 Burnside Avenue

San Francisco, California



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
11 Surrey Street		6741/018	
Case No.	Permit No.	Plans Dated	
2015-003133ENV		2/12/2015, 7/27/2015	
☑ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Partial demolition of an existing single-family home to accommodate the horizontal expansion of first and second floors. Alterations include repair of front railing and trim with in-kind materials and new aluminum clad windows and doors on rear and side facades.			

3/1/15

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jenny Delumo

Project sponsor submitted a geotechnical report with application materials.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☑	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): Project consists of a non-visible rear addition, including a 6" notch indicating footprint of the original building on east elevation, and in-kind replacement of portions of front deck railing; other front facade character defining features to remain including windows, front door, window and door surrounds, front porch roof brackets, and portions of front porch baluster per plans dated 7/27/2015.
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☐	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Allison K. Vanderslice [illegible]

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Allison Vanderslice	Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN. dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date. 2015.08.31 16 44.28 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
44 Elsie Street		5612/020	
Case No.	Permit No.	Plans Dated	
2015-008769ENV		6/8/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Vertical addition, interior alterations, and exterior alterations to the front and rear façade of an existing two-story single family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Lana Russell-Hurd	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. Regular **maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: **Project Planner must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 8/24/2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Justin Greving

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Justin A Greving

Signature: Justin Greving

Digitally signed by Justin Greving
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org
Date: 2015.08.31 18:24:13 -07'00'

Project Approval Action:

Building Permit

If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	8/19/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	44 Elsie Street	
Block/Lot:	Cross Streets:	
5612/020	Esmeralda and Coso avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-008769ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/30/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Supplemental Information for Historic Resource Determination prepared by Michael Logue (dated 7/8/2015) Proposed Project: Vertical addition, interior alterations, and exterior alterations to the front and rear façade of an existing two-story single family home.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

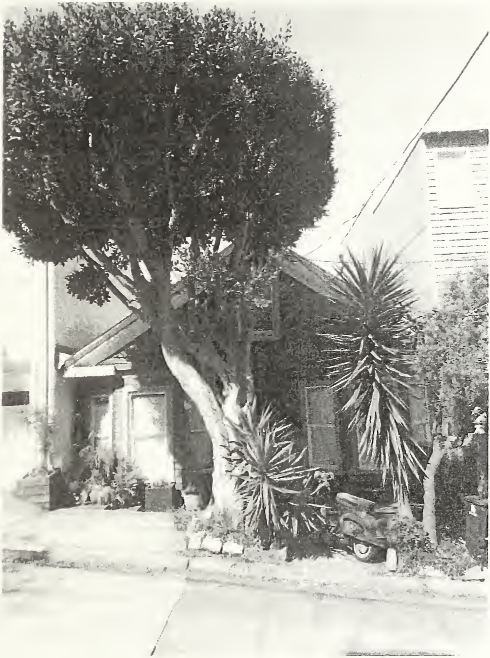
According to the Supplemental Information for Historic Resource Determination prepared by Michael Logue (dated 7/8/2015) and information found in the Planning Department files, the subject property at 44 Elsie Street contains a one-and-a-half story wood-frame single-family residence constructed in 1907 (source: assessor's office). The house features two angled bay windows set below a prominent front gable roof. There is a very limited front setback and the bays rest just above the grade of the street which remained unpaved as late as the 1920s. The original owner and occupant was William A Schofield, a carpenter who lived in the house with his wife Lillian and children. Known exterior alterations to the property include reroofing (1996), deck repair (2003), removal of bricks on the front elevation and replacement with horizontal cedar siding(2005), and replacement of 4 rear windows (2008). It appears that windows facing the street have also been replaced.

No known historic events occurred at the subject property (Criterion 1). The subject property was built in the Bernal Heights neighborhood immediately after the 1906 Earthquake and Fire. While most neighborhoods saw an influx of residents and building activity in 1907, this street did not witness a substantial building boom due to its steep terrain. None of the owners or occupants have been identified as important to history (Criterion 2). The Schofield family has not been determined to be of any particular historic importance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. As a small scale cottage constructed after the Earthquake the building does not stand out for its architecture. Furthermore, the relationship of the house to the street was drastically altered when the grading and paving took place which masked the portion of the building below the bay window.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood less than a block away from Bernal Heights Park. This block of Elsie Street was slow to develop due to the extreme terrain and the majority of homes were constructed sometime after World War II. The only properties of note are 12 and 14 Elsie Street, an early Italianate cottage and what may be an Earthquake Shack.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/24/2015



HISTORIC RESOURCE EVALUATION

44 ELSIE ST.
SAN FRANCISCO, CA, 94110
BLOCK 5612 LOT 020

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
89 Roosevelt Way		2612/077	
Case No.	Permit No.	Plans Dated	
2015-008252ENV		04/03/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Increase height of the 3rd story of an (e) 3-story, 3-unit residential building by 8'3" to create a 4th floor and new roof decks at the N and S ends of the building. Alterations to front façade including installation of balconies on 2nd and 3rd floors.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: **Project Planner must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☐ 9. Other work that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator) ____________________

☑ 10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ______________ *(attach HRER)*

b. Other *(specify)*: Per PTR form dated 8/19/2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Justin Greving

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Justin A Greving	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.08.31 11:53:44 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/3/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	89 Roosevelt Way	
Block/Lot:	Cross Streets:	
2612/077	Buena Vista Terrace and Henry Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-008252ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/3/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by George Klumb (dated June 29, 2015)

Proposed Project: Increase height of the 3rd story of an (e) 3-story, 3-unit residential building by 8'3" to create a 4th floor and new roof decks at the N and S ends of the building. Alterations to front façade including installation of balconies on 2nd and 3rd flr

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:	n/a		Period of Significance:	n/a	
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by George Klumb (dated June 29, 2015) and information found in the Planning Department files, the subject property at 89 Roosevelt Way contains a two-story over garage three-unit wood frame dwelling constructed in 1968 (source: Assessor's Record). The building is designed in the late-Modern style by George E. Baumann, a prolific architect of mid-rise apartment buildings in San Francisco. This building exemplifies Baumann's standardized architectural vocabulary and features a row of three garage doors on the ground floor topped with two stacked bay windows with little ornamentation. Although it does not appear in the original drawings, a mansard pent roof caps the top of the building. Known exterior alterations to the building include construction of a rear fence (1977), repairs to correct dryrot damage (1992), and reroofing (2001). It appears that original windows on the primary elevation have also been replaced with vinyl windows.

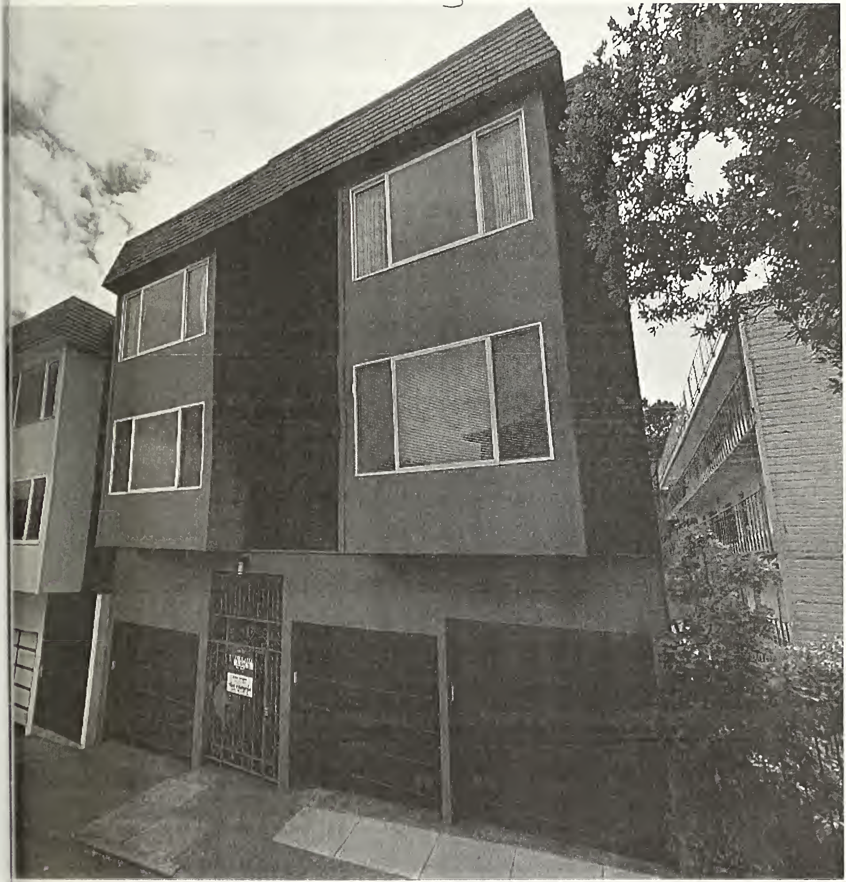
No known historic events occurred at the subject property (Criterion 1). The building was one of three almost identical buildings erected along Roosevelt Way but does not represent a significant period of development in the neighborhood. None of the owners or occupants have been identified as important to history (Criterion 2). Although original ownership of the building is unclear it appears the building had a number of different owners, none of whom have been identified as individually significant. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. While George's father, Herman C. Baumann, was identified as an important architect in "San Francisco: Modern Architecture and Landscape Design, 1935-1970," there was no mention of the son. Of the buildings designed by George Baumann, those constructed during the early 1950s and 1960s were more site specific and had playful angled bay windows, while his later designs appear to be copies of the same building with little architectural interest or site specificity. The subject property represents this later period in the architect's career when his designs had become highly regularized and uninteresting flat stuccoed facades over a series of garage doors.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Castro/Upper Market neighborhood. The immediate surrounding was slow to develop given the extreme terrain of some lots and the street does not contain a significant concentration of aesthetically or historically related buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Tina Tam	8/19/2015

89 Roosevelt Way



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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
371 Coleridge Street		5672/020	
Case No.	Permit No.	Plans Dated	
2015-008323ENV	201506260030	6/25/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition, interior, and exterior alterations to the front and rear façade of an existing single-family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Lana Russell-Hurd	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 8/19/2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an *Environmental Evaluation Application.*	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Justin A Greving	**Signature:** Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.08.31 14:29:51 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/11/2015

PROJECT INFORMATION:

Planner:	Address:	
Justin Greving	371 Coleridge Street	
Block/Lot:	Cross Streets:	
5672/020	Kingston and Cortland streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-008323ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/25/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by William Kostura (dated June, 2015)

Proposed Project: Vertical addition, interior, and exterior alterations to the front and rear façade of an existing single-family home.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by William Kostura (dated June, 2015) and information found in the Planning Department files, the subject property at 371 Coleridge Street contains one and a half-story over garage wood-frame single-family residence constructed in 1895 on a double lot (source: water tap records). Although a building was documented on the site as early as 1886 it was likely demolished to make way for the existing building. Mary LaPorte was the original owner and lived with her two daughters Louise and Claire. The house stayed in the LaPorte family up until 1957. Known exterior alterations include stuccoing the primary elevation (1957), window replacement with aluminum windows (1958 and 1989), terrazzo step installation (1958), construction of a rear fence (1960), and construction of a new deck and stairs (1987). Further alterations include the installation of garages and wing walls along the primary elevation.

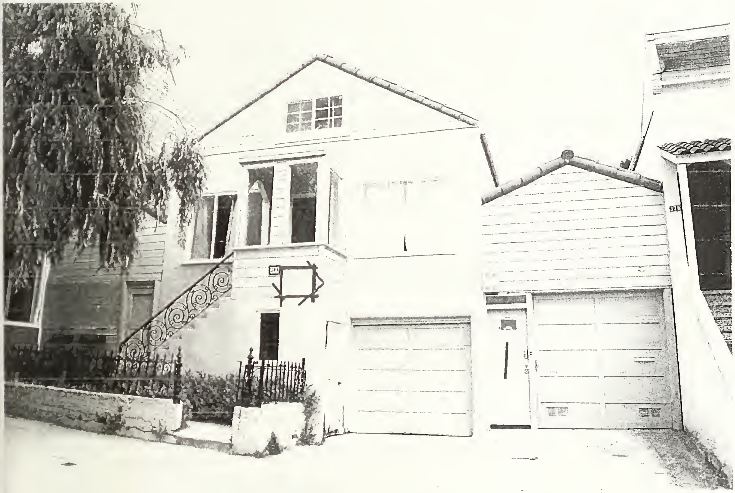
No known historic events occurred at the subject property (Criterion 1). Although the building was constructed in 1895 it was not of individual importance to the neighborhood. None of the owners or occupants have been identified as important to history (Criterion 2). The Laporte family has not been identified as being significant to the history of Bernal Heights. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Despite its construction date of 1895, the building has seen numerous alterations over time and bears little, if any resemblance to the original structure. While some additions may take on significance over time, the alterations to this building have not as they are not of high architectural merit.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood just a block away from Cortland Avenue and Mission Street, both roads that would become commercial corridors for the neighborhood. Although there are houses in the area that reflect the development of Bernal Heights as a somewhat independent and semi-rural outpost of San Francisco during the late nineteenth century, they are interspersed with later development and alterations such that the block no longer conveys this period of development.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8/19/2015

371 Coleridge Street



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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2328-2330 North Point Street		0918/002E	
Case No.	Permit No.	Plans Dated	
2015-002761ENV		02/23/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Merge two dwelling units to one unit with a horizontal and vertical addition including a 4th story and an increased garage size.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☑	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☑	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, **GO TO STEP 3.** If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Maher waiver issued. Archeo clearance. Project will follow recommendations of 6/20/15 Kevin O'Connor, Inc geotechnical investigation report.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ________________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 8/27/2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Allison K. Vanderslice

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslice	**Signature:** Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2015.09.01 17:46:31 -07'00'
	Project Approval Action: Planning Commission Hearin If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	8/27/2015	**Date of Form Completion**	8/27/2015

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	2328-2330 North Point Street	
Block/Lot:	Cross Streets:	
0918/002E	Baker and Broderick	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2015-002761ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/23/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?

Additional Notes:

Merging a two-unit residential building into one-unit residential building with complete interior remodel. Horizontal and vertical addition including a 4th story and roof deck. A Supplemental Information for Historic Resource Determination form (Supplemental) was submitted by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:	n/a		Period of Significance:	n/a	
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Constructed in 1929, 2328-2330 North Point Street is a two-story-over-basement, rectangular plan, two-family, stucco-clad building with restrained Mediterranean Revival detailing. The property has undergone limited alterations. Based on the information provided in the Supplemental form and additional research by Department staff, the subject property is not an historical resource under CEQA.

The subject property was developed in 1929 with owner E. A. Janssen listed as the builder on the original building permit. The majority of this portion of the Marina neighborhood was developed between the late 1920s and early 1930s, following the first wave of major residential development in the area that occurred in the early 1920s after the closing of the Panama-Pacific International Exhibition (PPIE) in 1915. Although the neighborhood is indirectly related to the PPIE as an event that sparked development in the area, the subject property does not retain any elements that express this relationship to the historical event of the PPIE. The area does not appear to be directly associated with any other significant historical events. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form, no significant persons are associated with the subject building. The subject property is not significant under Criterion 2.

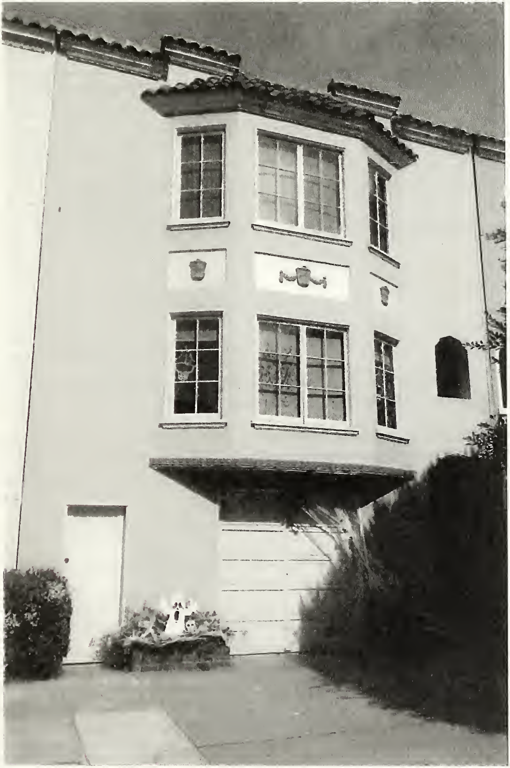
The subject building features a two-story canted bay with plaster shields and wood-sash casement windows and red clay tile shed roof and stepped parapet. The building is a common type seen in the neighborhood and does not appear to be a significant example of a type, period, or style. The building is not the work of a master architect or builder. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

No identified or eligible district has been determined in the area that includes the project parcel. The surrounding residential neighborhood was constructed in the late 1920s and while it expresses stylistic coherence, the subject block faces contains a range of residential building types and massing. Additionally, the buildings on the subject block faces are common in the Marina and San Francisco generally and are not a notable or distinguished grouping of late 1920s Mediterranean Revival residential architecture.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-1-2015

Photographs of Subject Property



Primary façade, 2328-2330 North Point Street.

GOVERNMENT
DOCUMENTS DEPT
SEP [illegible]
SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
380 Warren Drive		2635/035	
Case No.	Permit No.	Plans Dated	
2015-008265ENV	201506300275	6/30/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Vertical addition and roof deck to an existing three-story single-family residence. Alter front façade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☑	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Lana Russell-Hurd Digitally signed by Lana Russell-Hurd DN: cn=Lana Russell-Hurd, o, ou, email=Lana.Russell@sfgov.org, c=US Date: 2015.07.17 14:25:54 -07'00' Geotechnical Investigation, 380 Warren Drive San Francisco, California prepared by Peters & Ross Geotechnical & Geoenvironmental Consultants, May 2, 2015.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form signed September 1, 2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.09.03 14:47:11 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/17/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	380 Warren Drive	
Block/Lot:	Cross Streets:	
	7th Avenue and Devonshire Way	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-008265ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/30/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historical Resource Evaluation prepared by William Kostura (dated May 2015).

Proposed Project: Vertical addition and roof deck to an existing three-story single-family residence. Alter front façade.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historical Resource Evaluation prepared by William Kostura (dated May 2015) and information found in the Planning Department files, the subject property at 380 Warren Drive contains a free-standing wood-frame two-story over garage single family residence constructed in 1961 (source: building permit), with the second story addition completed in 1978. The subject property appears to have been constructed in a modern style with elements such as two garages clad in red brick veneer, plywood cladding on the levels above the garage, a projecting balcony at the lower right of the primary facade, and a recess at the upper left that allows for a balcony. The subject property was constructed as one of a row of houses by Bay Area Contractors for the original owner Lawton Heights Development Company. After its construction, the building was sold to John Broucaret and his wife Lynne, who lived at the property for ten years. Known exterior alterations to the subject property include: installing sliding aluminum glass door to back patio (1977); addition of a second story (1978); dry rot repair to back steps (1988); fungus and dry rot repair to garage door, patio roof cover, and upper front balcony (2001); and replacement of back door (2003). In comparison to the materials of neighboring buildings, it appears that the subject property also underwent facade alteration of materials.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is constructed with minimal architectural detailing and has undergone significant exterior alterations. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

(continued)

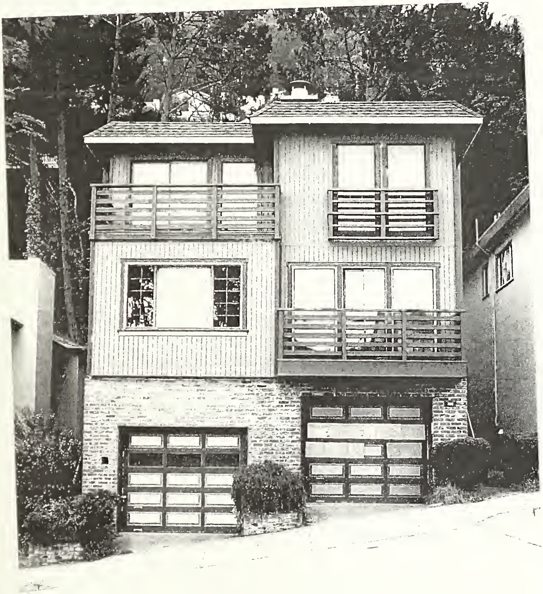
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Tina Tam	9-1-2015

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Lawton Heights subdivision of the Forest Knolls neighborhood. Although the neighborhood retains a high degree of integrity and most buildings were constructed at the same time, the building stock exhibits limited architectural detailing and variation from house to house. Individual houses are not architecturally distinct such that the neighborhood would be eligible for its architecture. The Forest Knolls neighborhood was developed in one of the last remaining portions of land available in San Francisco on a steep incline below Twin Peaks. However, this was not the first postwar development to utilize this land below Twin Peaks—Midtown Terrace was an earlier and larger development. It should be noted that in 1961 Willie Brown, an aspiring civil rights lawyer and future San Francisco Mayor, staged a sit-in at the Forest Knolls model home at 301 Christopher Drive. Although some have described this action as the move that sparked Brown's political career, this event has not been evaluated for potential significance and would be associated with the individual property rather than the entire development.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

HISTORICAL EVALUATION of
380 WARREN DRIVE, SAN FRANCISCO

According to California Register Criteria



View looking east, showing 380 Warren Drive

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306
(650) 815-1174

May 2015

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
974 Geneva Avenue		6411/034	
Case No.	Permit No.	Plans Dated	
2015-006723ENV	201503130811 & 201503130808	7/2/2015	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Demolition of an exiting one-story retail building and construction of a new four-story over basement mixed-used building with three residential condo units over retail space.			

41
/
3/15

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☐	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☑	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☑	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Lana Russell-Hurd Digitally signed by Lana Russell-Hurd DN: cn=Lana Russell-Hurd, o, ou, email=Lana.Russell@sfgov.org, c=US Date: 2015.07.27 10:18:24 -07'00' Maher Application submitted 6/15/2015, Environmental Noise Report prepared by Robert King, Arc Management, March 27, 2014. Preliminary Archeological Review 7/23/2015, determination of no effect.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☐ 9. Other work that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator) ____________________

☑ 10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ______________ *(attach HRER)*

b. Other *(specify)*: Per PTR signed September 1, 2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ Further environmental review required. Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.

☑ Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ Further environmental review required. Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ No further environmental review is required. The project is categorically exempt under CEQA.

Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.09.03 14:07:06 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	8/12/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	974 Geneva Avenue	
Block/Lot:	Cross Streets:	
6411/034	Mission Street and Paris Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-006723ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/2/2015

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historical Resource Evaluation prepared by Tim Kelley Consulting (dated March 2015).

Proposed Project: Demolition of an existing one-story retail building and construction of a new four-story over basement mixed-use building with three residential condo units over retail space.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historical Resource Evaluation prepared by Tim Kelley Consulting (dated March 2015) and information found in the Planning Department files, the subject property at 974 Geneva Avenue contains a one-story wood-frame commercial building constructed in 1923 (source: Building and Engineering News, 10 Feb. 1923). 974 Geneva was designed by P. F. DeMartini for original owner Angelo Corbell. The building was originally designed with two storefronts (972 and 974 Geneva), a shaped parapet, a projecting cornice, and quatrefoil (source: SFPL historic photo ca. 1944). It appears the building was altered to only one storefront (974 Geneva) some time in or before 1950. The tenants have ranged in occupation from electric and bicycle supplies to dry good and liquors. The building was altered a second time in the 1990s to its current vernacular style, which no longer offers evidence of what the original style in which it was designed was. None of the major alterations have permits on file. Known alterations to the property include: construction of a storage building at the rear of the existing liquor store (1946); adding a store room in the rear (1946); new sign (1990); reroofing (1991); adding new bathtub center at the ground floor with change of use from retail store to personal service office (1998); new awning (1998); conversion of existing storage room and bathroom to massage rooms (2004); and install handrail on stairs and remove two rear windows (2005).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building has been substantially altered since its construction and no longer conveys a discernible architectural style such that it would be qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of an identified historic district. The subject property is located in the Crocker-Amazon neighborhood of the city's Excelsior district on a block with commercial and mixed-use buildings having original construction dates from 1913 to 1952. These buildings represent a wide array of architectural styles and, many of which have been significantly altered. Overall, the neighborhood does not have a cohesive character of architecturally related buildings.

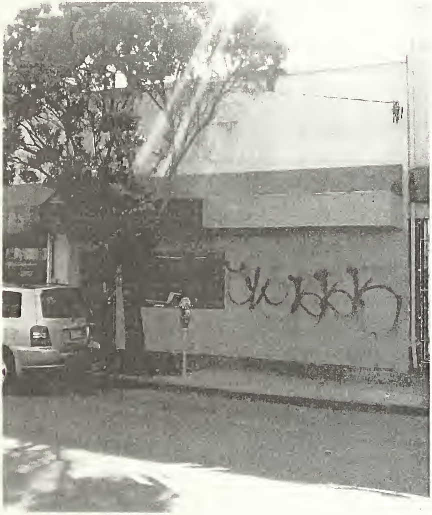
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	9-1-2015

HISTORICAL RESOURCE EVALUATION PART 1

974 GENEVA AVENUE

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
HISTORICAL RESOURCES
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
TIM@TIMKELLEYCONSULTING.COM

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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2346 Lombard St.		0489/015	
Case No.	Permit No.	Plans Dated	
2014.1200ENV		7/7/14	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of an existing two-story commercial building and construction of a four-story building containing six residential units and six parking spaces.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☑	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☑	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☑	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

Project will comply with recommendations of 5/10/15 Walsh Norris noise report and 10/26/15 Gruen geotechnical report. Maher enrollment.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form signed September 1, 2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either (*check all that apply*): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.09.03 15:09:21 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/19/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	2346 Lombard Street	
Block/Lot:	Cross Streets:	
0489/015	Scott Street and Pierce Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.1200ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/7/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by VerPlanck Historic Preservation Consulting (dated April 2015).

Proposed Project: Demolition of an existing two-story commercial building and construction of a four-story building containing six residential units and six parking spaces.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	○ Yes ● No	Criterion 1 - Event:	○ Yes ● No
Criterion 2 -Persons:	○ Yes ● No	Criterion 2 -Persons:	○ Yes ● No
Criterion 3 - Architecture:	○ Yes ● No	Criterion 3 - Architecture:	○ Yes ● No
Criterion 4 - Info. Potential:	○ Yes ● No	Criterion 4 - Info. Potential:	○ Yes ● No
Period of Significance:	N/A	Period of Significance:	N/A
		○ Contributor	○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by VerPlanck Historic Preservation Consulting (dated April 2015) and information found in the Planning Department files, the subject property at 2346 Lombard Street contains a heavily altered mixed-use building that was originally built as a single-family dwelling in 1906/1907 for owners Herman and Sarah Fleisher. The original building on the property included a one-story dwelling unit with a wide front porch and a stable at the rear with attached residential quarters (source: 1913 Sanborn map). In 1916, the property was sold to Guiseppe and Margherita Rege and in 1917 the Rege's entered into a contract with architect John A. Porporato, a well-known Italian San Francisco architect, to construct a Classical Revival style one-story, six room residence over a raised basement on the property, replacing the entire existing dwelling (source: Building & Engineering News May 23, 1917). According to a historic photo dating to 1940 and the 1950 Sanborn map, the property underwent prior changes once again and now consisted of a one-story dwelling above a raised basement at the front, a garage at the center, and a secondary one-story building of unknown use at the rear of the lot. In 1960, the building was given a new commercial unit in what had previously been a basement (source: building permit) and another small addition was constructed at the rear of the existing building. It is likely that, at this time, the secondary structure at the rear of the property was demolished. In 1995, the storefront was entirely remodeled to its present appearance. Other known exterior alterations to the property include reroofing completed in 1990.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-1-2015

No known historic events occurred at the subject property (Criterion 1). Although the existing building was constructed following the conclusion of the Panama Pacific International Exposition, which represents the beginning of development of the neighborhood and the associated immigration of Italians to the area of the 1920s and 1930s, the building has no close or direct association with how these events evolved. None of the owners or occupants have been identified as important to history (Criterion 2). Original architect John A. Porporato was an important figure among San Francisco's influential Italian community in the early 1900s, but he did not meet the threshold for being considered a master architect. Similarly, there are better and more intact examples of his work throughout the city in niches where Italian Americans lived. 2346 Lombard Street has been heavily altered since its reconstruction in 1917 with the only remaining Classical Revival elements being two pairs of windows trimmed with Classical Revival casings and topped with crown molding, and a Classical Revival wood cornice with dentil moldings and an entablature supported by scroll-sawn brackets at the corners and modillions between them, all on the primary façade. The building is no longer architecturally distinct such that it would qualify for listing in the California Register under Criterion 3.

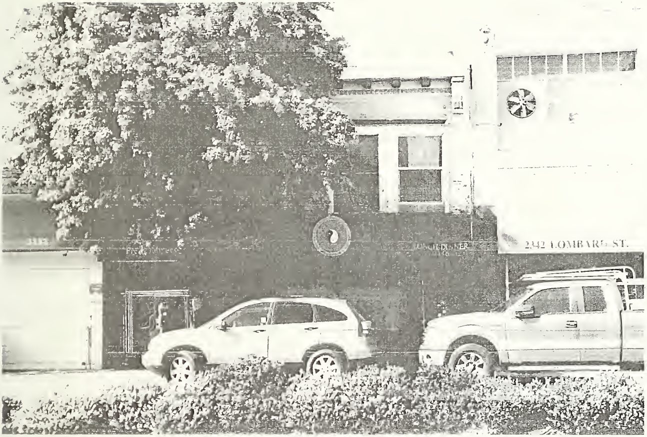
The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Marina district on a block that is largely commercial in nature and exhibits a number of architectural styles and construction dates ranging from 1900to 2010. The neighborhood does not have a cohesive character of architecturally related commercial buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

HISTORIC RESOURCE EVALUATION

[illegible]

San Francisco, California



April 2015

Prepared by

VerPlanck
HISTORIC PRESERVATION CONSULTING

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
SEP 25 2015
SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
10 Romain Street		2748/007	
Case No.	Permit No.	Plans Dated	
2015-008278ENV	201508073624	6/25/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add third story to existing two-story single-family residence. Add deck at third floor and on roof. Alter front façade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR signed September 1, 2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.09.03 10:34:05 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/10/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	10 Romain Street	
Block/Lot:	Cross Streets:	
2748/007	Douglass Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-008278ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 6/25/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated May 2015).

Proposed Project: Add third story to existing two-story single-family residence. Add deck at third floor and on roof. Alter front facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated May 2015) and information found in the Planning Department files, the subject property at 10 Romain Street contains a one-story over basement wood-frame single-family residence constructed in 1953 by contractor John Dall (source: building permit). 10 Romain appears to have been constructed in a modern architectural style with a flat roof and a recessed garage at the center of the primary facade The original owner of the property was Louis Wissing and his wife Anita from January 1953 to June 1953 after whom, Eliza Wissing (of no apparent relation to the original owner) owned the property in June 1953. John Dall, the contractor for the property, and his wife Dorothy purchased the property from Eliza and owned it until 1954. Known exterior alterations to the property include: kitchen remodel with installing a new window in the existing opening (1984); installing sheetrock on garage wall (1986); installing sheetrock on exterior garage wall at the rear yard (1989); ripping out and replacing existing sheetrock in bedroom and replacing a window (1989); and reroofing(1997). Visual inspection indicates that the windows on the primary facade may have also been replaced.

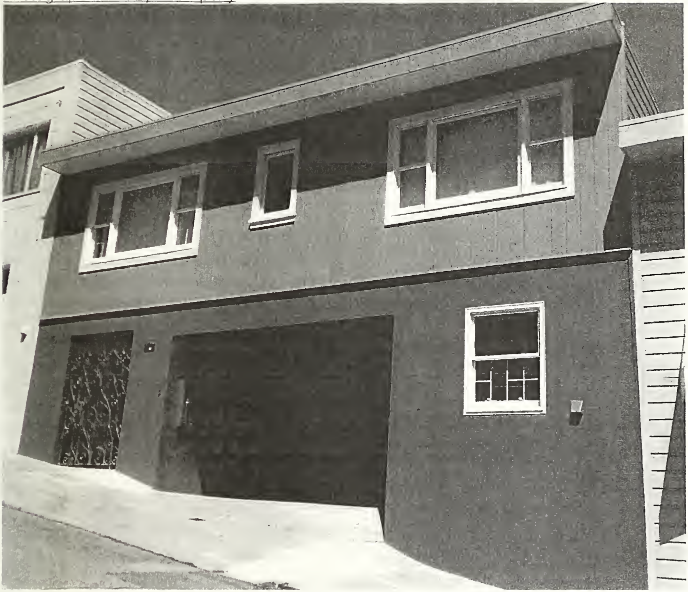
No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building does not appear to be architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located between Eureka Valley and Noe Valley on a block that contains mostly vernacular or modern single-family residences with construction dates varying from 1908 through 1988. A few buildings are of the Queen Anne and Classical Revival style, but overall, the neighborhood does not have a cohesive character of architecturally related houses.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-1-2015

Photographs of Subject Property



Primary façade,10 Romain Street.

GOVERNMENT
DOCUMENTS DEPT
SEP 28 [illegible]
SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
161 Hamerton Avenue		6759/019	
Case No.	Permit No.	Plans Dated	
2015-009100ENV	201506239711	6/22/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Proposed addition of 3rd level. Remodel/alteration of 1st & 2nd floors. Minor excavation at basement level. Replace exterior rear deck. Upgrade windows, green roof & planer at front of house.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jeanie Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ______________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form signed September 1, 2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.09.03 14:28:31 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/21/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	161 Hamerton	
Block/Lot:	Cross Streets:	
6759/019	Mangels Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-009100ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/22/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Peter Zepponi (dated July 14, 2015).

Proposed Project: Proposed addition of 3rd level. Remodel/alteration of 1st & 2nd floors. Minor excavation at basement level. Replace exterior rear deck. Upgrade windows, green roof & planter at front of house.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

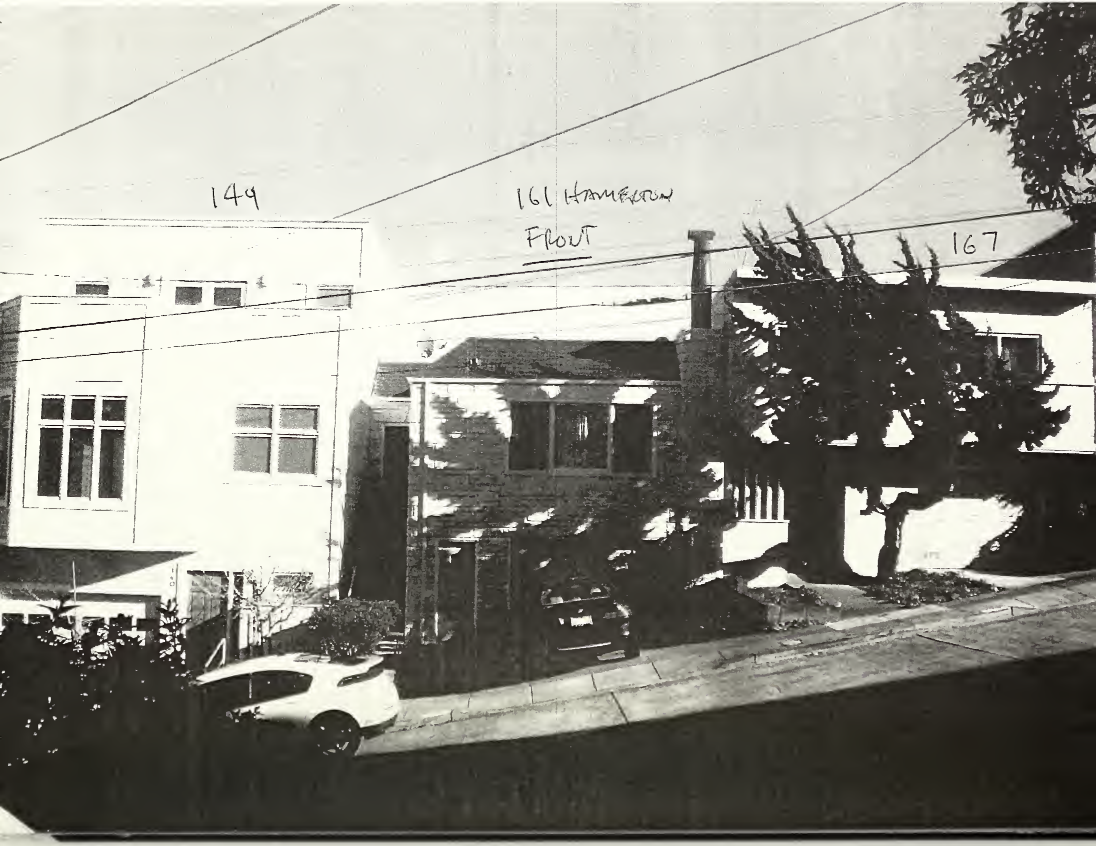
According to the Supplemental Information for Historic Resource Determination prepared by Peter Zepponi (dated July 14, 2015) and information found in the Planning Department files, the subject property at 161 Hamerton Avenue contains a one-story over garage wood-frame single-family residence moved to its current location in 1966. The subject property appears to have been constructed in a vernacular style and is finished in a faux stone facade. The building was originally constructed at 252 Los Olivos Avenue in Daly City as part of a residential development, but was purchased by Walter V. Hart at an auction from the Bay Area Rapid Transit District in 1966 to make way for the new Daly City Bart Station (source: San Francisco BART Building Sales letter). Walter Hart and his wife Alice owned a double lot at 149 and 161 Hamerton Avenue and hired Coast House Movers to move the house to the 161 Hamerton lot. The subject property has remained in the Hart family since 1967 and is now occupied by Walter and Alice's son, William. Known exterior alterations include: reroofing (1996); removing and replacing the rear deck (2001); replacing windows and repairing siding (2003); replacing the front window (2003); relocating skylight above kitchen (2003); underpinning (2004); and shoring the back side of the property between 161 and 149 Hamerton (2005). Visual inspection also reveals that the faux stone facade has been painted from its original appearance.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is minimally detailed and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park neighborhood on a block with much larger, contemporary/modern single-family homes. The building has been moved from its original location in Daly City and is out of context with the surrounding neighborhood. The neighborhood does not retain a consistency of architectural styles and construction dates that would identify it as a historic district.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-1-2015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161 HAMERTON
FRONT
167

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PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

SEP 03 2?

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PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1331 San Bruno Avenue		4262020A	
Case No.	Permit No.	Plans Dated	
2015-006342ENV		8/24/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

Add a third story and a second residence to an existing one-story single-family residence. Reconfigure front facade and front stairs, fill in northwest corner, and add fence surrounding second dwelling unit entry. Add rear deck.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☑	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

Archeological review complete. Sponsor has enrolled in DPH's Article 38 program.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☑	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☑	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible** spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 9/9/2015 ____________ *(attach HRER)* b. Other *(specify)*: Property found to be ineligible for individual listing or as part of a district.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Eiliesh Tuffy Digitally signed by Eiliesh Tuffy

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an *Environmental Evaluation Application.*	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: E. Tuffy	Signature:
	Project Approval Action: Other (please specify) If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	**APPROVED** **By Eiliesh Tuffy at 12:34 pm, Sep 09, 2015**
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	9/8/2015

PROJECT INFORMATION:		
Planner:	Address:	
E. Tuffy	1331 San Bruno Avenue	
Block/Lot:	Cross Streets:	
4262/020A	Btwn. 24th & 25th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2015-006342ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Proposal is to convert an existing, ca. 1890 single-family residence in an RH-2 zoning district to 2 dwelling units through vertical and horizontal additions. Project includes a full facade remodel and interior renovation. The existing ground floor is proposed to be redesigned as a new, 2-bedroom unit.

The subject property falls outside of the South Mission Historic Resource Survey area.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:	n/a		Period of Significance:	n/a	
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	● Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

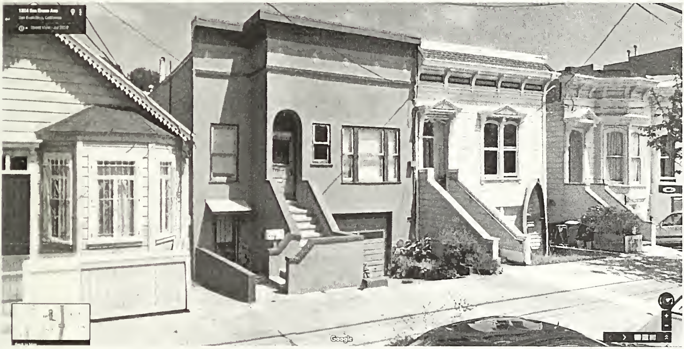
The subject property, which is a two-story residential building with an integrated 1-car garage, is located toward the eastern boundary of the Mission neighborhood between 24th and 25th street and just west of US Rt. 101. Based on the Supplemental form and supporting historic maps and permit records received by the department (signed 6/2/2015 by the Owner), prior to 1899 San Bruno Avenue was named Nebraska Street. The building at 1331 San Bruno Ave. was constructed as a single family residence in approximately 1899 (Spring Valley Water Co. record) by an unknown architect/builder. While a structure is shown on this parcel as early as the 1886 Sanborn Map, it is unclear if it is the same structure. The 1900 Sanborn map, however, indicates a building footprint that matches the existing conditions on site. The adjacent building to the south (1341 San Bruno) appears to have been constructed at the same time as the subject property, which was likely its twin in architectural style and detailing based on visual inspection.

The character of the block is mixed, with 1- to 3- story buildings of varying architectural styles constructed between the turn of the 20th century and the 1930s. While many of the buildings still retain a high level of integrity, there does not appear to be a cohesive development pattern such that the block would qualify on its own as an historic district. Similarly, there does not appear to be any current information linking the subject property or the immediate surrounding area to significant events in local, regional or state history under Criterion 1.

Permits to alter the subject property over the years include re-cladding of the historic wood facade with stucco and replacing the front windows in 1930 and adding asbestos shingles to the remaining three elevations in 1955. Where cornice brackets likely existing there is currently smooth stucco with a series of diamond-shaped ceramic tile details. A garage door opening was added at the ground floor at an unknown date. Given that the subject property was once likely the twin of #1341, and its current lack of historic fabric, the property does not retain enough integrity to be eligible under Criterion 3 for architecture.
(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-9-2015

A search regarding previous owners and tenants did not produce information that suggests eligibility under Criterion 2 for significant people. The property was not analyzed for eligibility under Criterion 4. Therefore the subject property at 1331 San Bruno Avenue, which is also highly altered from its historic appearance, does not appear to meet the criteria for either individual listing or as part of an eligible historic district.



Subject Property: 1331 San Bruno Avenue (left), and 1341 San Bruno Avenue (right) *(Photo: Google)*

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
153 Arkansas St.		3983/014	
Case No.	Permit No.	Plans Dated	
2014-000171ENV	201308285441 / 201308285446	7/14/14	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Demolition of a single family dwelling and construction of a two family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☑	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Maher waiver issued. Archeological review completed.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*:
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* __________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: October 6, 2014 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments *(optional)*:

Preservation Planner Signature: Justin Greving

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an *Environmental Evaluation Application.*
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	Signature: Jean Poling Digitally signed by Jean Poling DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Jean Poling, email=jeanie poling@sfgov.org Date: 2015.09.09 11:11:47 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	2/12/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	153 Arkansas Street	
Block/Lot:	Cross Streets:	
3983/014	17th and Mariposa streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2014-000171ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/14/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by Richard Brandi (dated October 6, 2014)

Proposed Project: Demolition of (e) single-family residence and construction of a (n) two-family residence.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

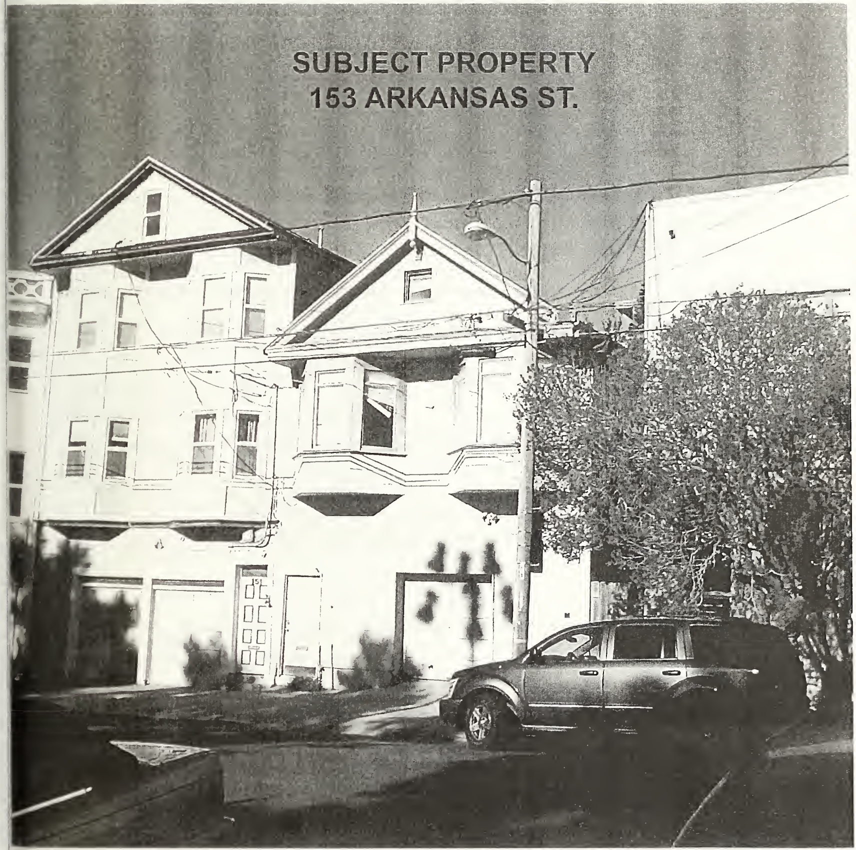
According to the Historic Resource Evaluation (HRE) prepared by Richard Brandi (dated October 6, 2014) and information found in the Planning Department files, the subject property at 153 Arkansas Street contains a two-story over garage wood-frame single-family residence constructed in 1907 by the Potrero Land Company (source: water tap records). The residence retains minimal detailing from when it was originally constructed but was likely designed in a simple Edwardian architectural style when built. The original owner was likely Antone Sholba although he does not appear to have lived in the subject property. Known exterior alterations to the property include the addition of a room and basement to the front of the property which constitutes the primary facade (1911), and application of asbestos shingle siding to the primary facade and secondary elevations (1944). Visual inspection reveals that original double-hung wood windows have been replaced with aluminum and the garage door has been replaced. Sometime after 1950 a small building at the rear of the lot was demolished, and an addition was made to the rear of the subject property.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct nor does it retain sufficient integrity such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood across the street from Jackson Playground (known historically as Jackson Square). The subject block features a variety of architectural styles and building types, from Edwardian apartment buildings to small vernacular cottages. Most buildings have undergone substantial alterations and have had windows replaced, and original cladding and architectural details removed. As such the neighborhood does not retain a strong sense of time and place from any period.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/13/15



SUBJECT PROPERTY
153 ARKANSAS ST.

STREET VIE

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT DOCUMENTS DEPT
SEP 2 8
SAN FRANCISCO PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2 Romain Street		2748/006	
Case No.	Permit No.	Plans Dated	
2015-006091ENV	201504234406	4/21/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Add third story and roof deck to existing two-story single-family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: Per PTR form signed September 9, 2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Stephanie Cisneros

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ Further environmental review required. Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ No further environmental review is required. The project is categorically exempt under CEQA.

Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.09.10 14:48:52 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	8/31/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	2 Romain Street	
Block/Lot:	Cross Streets:	
2748/006	Douglass Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-006091ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/21/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Larry Friesen of Friesen Architects (dated July 15, 2015).

Proposed Project: Add third story and roof deck to existing two-story single family home.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Larry Friesen (dated 7/15/2015) and information found in the Planning Department files, the subject property contains a one-story over basement wood-frame single-family residence constructed in 1954 by contractor John Dall (source: building permit). 2 Romain appears to have been constructed in a modern architectural style with a flat roof and a recessed garage at the center of the primary facade. The original owners of the property were John Dall, the contractor, and his wife Dorothy. After its completion in 1954, the property was sold to Stanley and Jeanne Shaw who owned it until 1962. Known exterior alterations to the property include reroofing (1993) and converting a portion of the garage on the lower level to a bedroom and bathroom (1997).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building does not appear to be architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located between Eureka Valley and Noe Valley on a block that contains mostly vernacular or modern single-family residences with construction dates varying from 1908 through 1988. A few buildings are of the Queen Anne and Classical Revival style, but overall, the neighborhood does not have a cohesive character of architecturally related houses.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Tina Tam	9-9-2015

Douglass

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SEP 25 2015
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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2026-2028 Great Highway		2168/005	
Case No.	Permit No.	Plans Dated	
2015-009257ENV	201507171862	7/17/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Renovation of (E) 2-unit building. 3rd-level vertical addition with terrace. (N) roof deck on 1st level. Alterations to façade.			

F
41
#1
10/15

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: per PTR form signed Setpember 9, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.09.10 13:46:17 -07'00'
	Project Approval Action: Select One If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	9/3/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	2026-2028 Great Highway	
Block/Lot:	Cross Streets:	
2168/005	Pacheco Street and Quintara Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-009257ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 7/17/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated June 2015).

Proposed Project: Renovation of (E) 2-unit building. 3rd-level vertical addition with terrace. (N) roof deck on 1st level. Alterations to façade.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated June 2015) and information found in the Planning Department files, the subject property at 2026-2028 Great Highway consists of a one-story over basement wood-frame two-unit residence constructed originally as a single-family dwelling in 1925 by Edward A. Johnson (source: building permit). The property appears to have been constructed in a vernacular style with elements indicative of the Marina style, including two garage openings at the street level and an angled bay at the second level of the primary facade. The property was constructed for original owners James Morgan, a ship pilot, and his wife Ellen. The couple owned the property from 1925 until 1964. Known exterior alterations to the property include: changing a window to a door at the back room and installing windows for the bathroom and kitchen (1930); installing permastone on the entire front, float right side to residence and float left side to rear corner (1949); legalize building as a two-unit dwelling (1964); remodel kitchen and bathroom, addition of secondary egress, new garage doors, and repainting (1965); and remove existing siding and install new siding (2000).

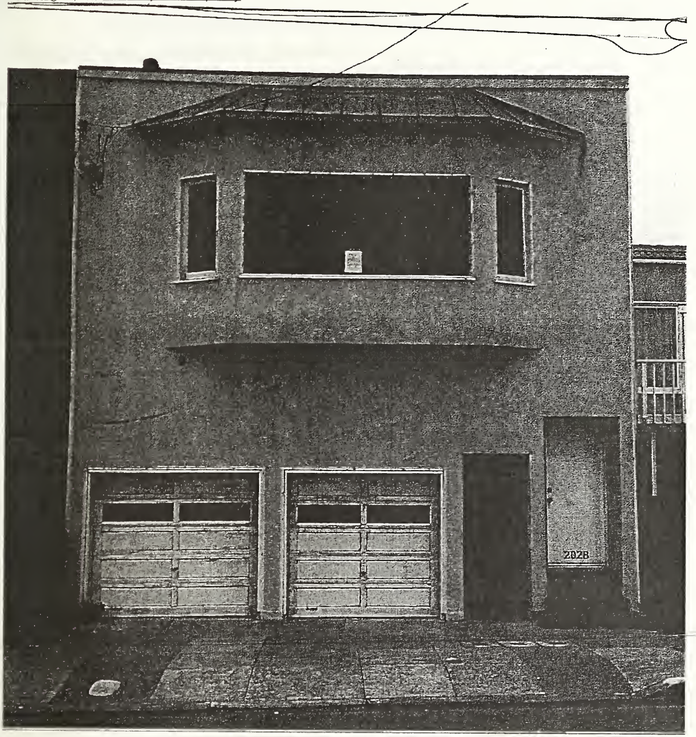
No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). the building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located in the boundaries of any identified historic district. The subject property is located in the Outer Sunset neighborhood on a block that features buildings built between 1925 and 1977. Although most buildings are designed in a vernacular or modern style, the neighborhood does not have a cohesive character of architecturally related buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-9-2015

Photographs of Subject Property



Primary façade, 2028 Great Highway.

GOVERNMENT DOCUMENTS DEPT
SEP 28 [illegible]
SAN FRANCISCO PUBLIC LIBRARY

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
71-75 Williams Avenue		5414/022	
Case No.	Permit No.	Plans Dated	
2015-009513ENV		07/31/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Proposed addition of metal cladding to the front façade along Williams Ave. Extend parapet 8' above current level along Williams Ave. and Mendell St. with the same metal cladding.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature *(optional)*: Jean Poling Digitally signed by Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work that would not materially impair a historic district** (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 9/9/2015

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Justin A Greving	**Signature:** Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.09.14 10:08:45 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	9/3/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	71-75 Williams Avenue	
Block/Lot:	Cross Streets:	
5414/022	Mendell and Ceres streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-009513ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/31/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Abraham Zavala (dated 6/18/2015)

Proposed Project: Proposed addition of metal cladding to the front façade along Williams Ave. Extend parapet 8' above current level along Williams Ave. and Mendell St. with the same metal cladding.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:	n/a		Period of Significance:	n/a	
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Abraham Zavala (dated June 18, 2015) and information found in the Planning Department files, the subject property at 71-75 Williams Avenue contains single-story wood frame industrial building constructed in 1950 (source: assessor's record). Exterior cladding of the building consists mostly of concrete masonry block punctured with fixed metal windows along the Williams Avenue elevation and infilled windows and steel industrial doors along the Mendell Street elevation. Although the earliest known occupant was a media company known as Smith News Inc., it was later owned and operated by Ernest and Richard Smith, metal fabricators, and later by William and Olga O'Keeffe, glazing contractors. The only known permitted alteration includes demolition of a shed and construction of an addition at the southeast corner of the property in 1967.

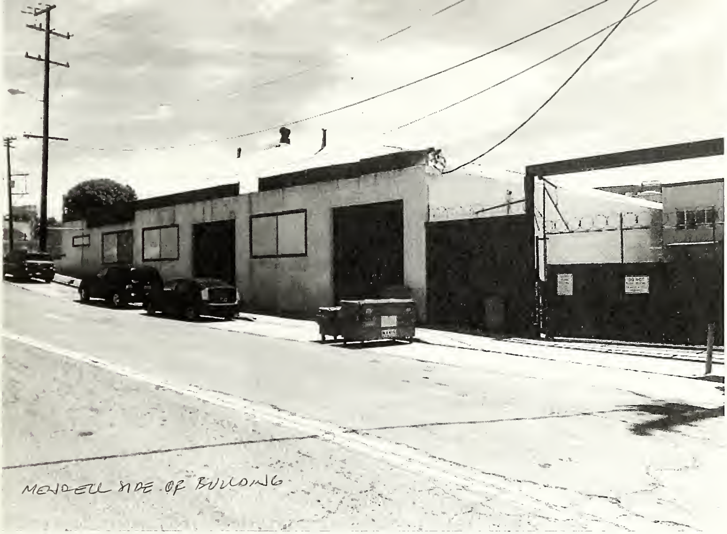
No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). Very little information was available regarding the businesses operating out of the subject property and none have been identified as significant. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. As a vernacular industrial building constructed of simple materials, the subject property is not a significant example of any building type or architectural style.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bayview neighborhood on a block that features a mixture of light industrial buildings to the south and residential buildings to the north, while houses were constructed during the early twentieth century. Although the subject block was a vegetable farm as late as 1913, by the 1950s a number of light industrial facilities had sprung up in simple vernacular structures. Altogether the neighborhood does not contain a significant concentration of historically or aesthetically related residential or industrial buildings.

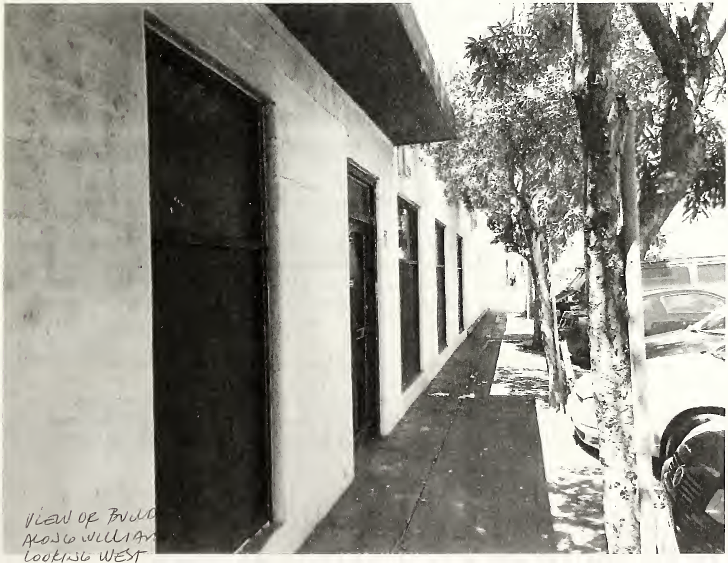
Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-9-2015

lliams Avenue



MENDELL SIDE OF BUILDING



VIEW OF BUILD
ALONG WILLIA
LOOKING WEST

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GOVERNMENT DOCUMENTS DEPT
SEP 29 2015
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
235 Sea Cliff Ave.		1308/021	
Case No.	Permit No.	Plans Dated	
2015-004883ENV		4/6/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

CHANGE FENESTRATION TO ALUMINUM UNITS. CHANGE FENESTRATION CONFIGURATION. ADD AREAS OF S.G. SIDING TO ELEVATIONS. CHANGE RAILING & POSTS @ (E) FRONT BALCONY. REPLACE FINISHES & RAILING @ FRONT STAIR. ADD EXTERIOR DOOR TO STORAGE UNDER FRONT STAIR. REPLACE CHIMNEY.

F
4
1
5/15

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check **box below before proceeding.**	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

Property determined to be a non-contributor to the eligible Sea Cliff Historic District. Alterations would not cause an impact to the surrounding district.

☐ 9. **Other work** that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator) ____________________

☐ 10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ______________ *(attach HRER)*

b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☐ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Alexandra Kirby

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: A. Kirby

Signature: Alexandra Kirby Digitally signed by Alexandra Kirby
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org
Date: 2015.09.15 16:33:26 -07'00'

Project Approval Action:

Select One

If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	9/1/2015

PROJECT INFORMATION:

Planner:	Address:	
Alexandra Kirby	235 Sea Cliff Avenue	
Block/Lot:	Cross Streets:	
1308/021	27th Avenue and El Camino Del Mar	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-004883ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 4/6/2015

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by Page and Turnbull, dated May 27, 2015.

Proposal is to introduce new extensive fenestration to the primary facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present ● Yes ○ No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ● Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance: 1913 - 1935
	○ Contributor ● Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

235 Seacliff Avenue was constructed in 1941 by developer Peder P. Johnson and designed by architect Lawrence O. Ebbets. The subject property is a two-story-over-garage, wood frame, L-shaped, single family residence constructed in a vernacular Monterrey Colonial style. The primary facade features stucco siding with a hipped roof form. The upper story is recessed to provide a narrow front porch that spans the width of the wing, with a three-pane picture window below at the second story. The entryway is recessed at the west side of the facade, where stairs lead to the second story entrance with a porch. The building retains a high degree of integrity, with the only significant exterior alteration being a two-story rear addition.

Based on historic research conducted by Page and Turnbull and preservation planning staff, 235 Seacliff Avenue does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events and was constructed late in the development of the Seacliff eligible historic district. The property was owned by numerous residents, none of whom appear to be of regional or national significance. The building features a simple design with little detail, and the listed architect does not appear to be a master architect, although he was active in the Bay Area through the 1930s. Therefore, the subject building does not appear to be of historic significance under criterion 3 .

The subject block face is residential in character and was constructed between 1941 - 1952, while surrounding development is primarily from the 1920s and 30s, when Subdivision #3 of the Sea Cliff tract opened. Although the subject block is located within the Sea Cliff neighborhood, it is not representative of the 1920's-era Mediterranean Revival style architecture that appears to be eligible for listing on the California Register, nor does the rest of the subject block face. A Sea Cliff eligible historic district was identified in 2010 (330 Seacliff Avenue, Case no. 2010.0967E) with a period of significance ranging from 1913 - 1935, defined by Mediterranean Revival style architecture set within a "residence park" setting. The subject block face, on the south side of Seacliff Avenue between El Camino Del Mar and 27th Avenue, was entirely constructed after the period of significance and the architectural styles are much more reflective of the modern era. Therefore, 235 Seacliff Avenue does not appear to be a contributor to the Sea Cliff eligible historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Tina	9-9-2015

SAN FRANCISCO
PLANNING DEPARTMENT

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SEP 28 2015
SAN FRANCISCO PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
350 Ellis St.		0324/023	
Case No.	Permit No.	Plans Dated	
2015-009851ENV		7/21/15	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Renovation of existing 13-story building containing 96 residences. One-story rear addition for accessory office use and mechanical space. Mechanical and lighting upgrades. Removal of 10 surface parking spaces at rear of lot and addition of public open space and landscaping at front and rear of the lot. Replace windows on the north side of the building with new aluminum double-glazed windows (and possibly the south side). Replace stucco on the north side with new wall sheathing (and wall cavity insulation), and fiber-cement cladding (and possibly the south side).

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, **GO TO STEP 3.** If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☐ 9. Other work that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator) ______________________

☐ 10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ______________ *(attach HRER)*

b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

The property is not an individual historic resource, but it is a non-contributing building within the Uptown Tenderloin Historic District. The work would not cause an adverse impact to this district. See PTR Form signed 9/9/15 for more details.

Preservation Planner Signature: Shelley Caltagirone

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Shelley Caltagirone	**Signature:** Shelley Caltagirone Digitally signed by Shelley Caltagirona DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shellay Caltagirona, email=shellay.caltagirona@sfgov.org Date: 2015.09.16 15:53:07 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	8/10/2015

PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	350 Ellis Street	
Block/Lot:	Cross Streets:	
0324/023	Jones and Taylor Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A (Tenderloin Historic District, NC)		2015-009851ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/21/15

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource Present	● Yes	○ No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ● Yes ○ No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ○ No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ● Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ○ No
Period of Significance:	Period of Significance: 1906-1957
	○ Contributor ● Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

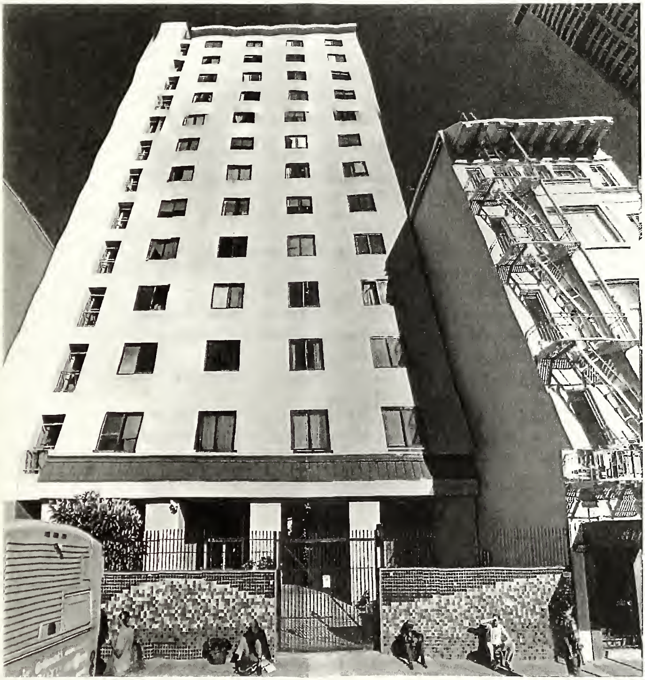
PRESERVATION TEAM COMMENTS:

350 Ellis Street is a 96-unit, 13-story, steel-framed apartment building located on a 75'x137.5' lot in an RC-4 Zoning District. The Walker & Moody Architects designed building was commissioned by the SF Housing Authority in 1970 to house low-income seniors. The building's exterior is clad with smooth stucco with original aluminum sliding windows and aluminum storefronts at the ground floor. The Modern-style building does not display any ornamentation and its base, body, and cornice are simply articulated.

350 Ellis Street does not appear eligible for listing on the CA Register under Criterion 1 (Events). The building was constructed in response to the growing need to accommodate low income senior citizens toward the end of the post-war population and construction boom. The building does not make a significant contribution to our understanding of this period. The building also does not appear to be eligible for listing under Criterion 2 (Persons) as no associations with prominent citizens is known. Lastly, the building does not appear eligible under Criterion 3 (Architecture) as it does not represent the work of a master, possess high artistic value, or embody the distinctive characteristics of the late Modern period. The building is utilitarian in its expression and does not appear to represent any compositional or architectural ambition. The property was not evaluated for significance under Criterion 4 (Information Potential).

The Uptown Tenderloin Historic District is significant under Criterion A/1 (Events) and Criterion C/3 (Architecture) in the area of Social History for its association with the development of hotel and apartment life in San Francisco during a critical period of change and for its distinctive mix of building types that served a new urban population of office and retail workers. The subject building at 350 Ellis Street was constructed in 1970 and does not fall within of the district's period of significance. It is listed as a non-contributing building within the district. The proposed alterations to the subject building's cladding and windows would cause no adverse impact to the district. The building would maintain its relatively nondescript appearance with a regular grid of framed openings in a minimally articulated facade.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-9-2015



Front Facade View From Ellis Street

GOVERNMENT
DOCUMENTS DEPT

OCT - 7 2015

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Information:
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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2013.0491E**
Project Title:	**1335 Larkin Street**
Zoning:	Polk Street Neighborhood Commercial District (Polk Street NCD) 65-A Height and Bulk District
Block/Lot:	0645/003
Lot Size:	7,837 square feet
Project Sponsor:	Tony Pantaleoni, Kotas/Pantaleoni Architects (415) 495-4051
Staff Contact:	Jenny Delumo – (415) 575-9146 Jenny.Delumo@sfgov.org

PROJECT DESCRIPTION:

The project site at 1335 Larkin Street is an approximately 7,837-square-foot (sq. ft.) lot in the Nob Hill neighborhood and within the Polk Street Neighborhood Commercial District (Polk Street NCD). The project site is located on the block bounded by Larkin Street to the east, Polk Street to the west, California Street to the north, and Pine Street to the south. The project site is currently developed with an approximately 8,978-gross-square-foot (gsf), 27-foot-tall, one-story-with-mezzanine auto body shop. The building was constructed in 1913 and is identified as a known historic resource by the San Francisco Planning Department (Planning Department).

The proposed project would retain the front façade of the existing structure, convert the ground floor of the auto body shop to a parking garage, and construct a five-story vertical addition over the garage. The proposed work would result in an approximately 35,210-gsf, six-story, 65-foot-tall (80 feet tall with stair and elevator penthouses) residential building with parking on the ground floor.

[continued on next page]

EXEMPTION STATUS:

Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15332). See page 306.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

September 21, 2015
Date

cc: Tony Pantaleoni, Project Sponsor
Lily Yegazu, Current Planner & Preservation Planner
Supervisor Julie Christensen, District 3 (via Clerk of the Board)
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The residential portion of the proposed project would accommodate approximately 15 one-bedroom and 5 two-bedroom apartments, for a total of 20 residential dwelling units. The ground-floor garage would provide space for approximately 17 vehicles and 20 bicycles, and would be accessed via an existing curb cut on Larkin Street. The front façade of the existing structure would remain unaltered with the exception of removing the awning and replacing the steel roll-up garage door and bay windows, which are non-historic features. Other proposed work would involve construction of a new slab foundation to support the addition and general maintenance of the building. Excavation, to a maximum depth of approximately two feet below grade, is proposed in order to accommodate the foundation. The proposed building would contain approximately 19,902 sq. ft. of residential space, 3,937 sq. ft. of shared open space, 5,423 sq. ft. of common space (i.e. lobby, storage, corridors, stairs, and elevators), and 5,948 sq. ft. of parking and mechanical space.

Project Approvals

The proposed project is subject to notification under Section 312 of the City and County of San Francisco (the City) *Planning Code* and would require the following approvals:

- **Variance:** The proposed project would require a variance from the Zoning Administrator for not meeting minimum exposure requirements pursuant to *Planning Code* Section 140.
- **Rear Yard Modification:** The proposed project would require authorization from the Zoning Administrator for a rear yard modification pursuant to *Planning Code* Sections 134(a)(1)(C) and 134(e)(1).
- **Parking Reduction Authorization:** The proposed project would require authorization from the Zoning Administrator for a reduction in parking requirements pursuant to *Planning Code* Section 161(g).
- **Site Permit:** The proposed project would require issuance of a site permit from the Department of Building Inspection (DBI).

Approval Action: If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a site permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

EXEMPTION STATUS (continued):

CEQA Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions. As discussed below, the proposed project satisfies the terms of the Class 32 exemption.

a) *The project is consistent with applicable general plan designation and policies as well as with applicable zoning designations and regulations.*

The San Francisco General Plan articulates the objectives and policies that guide the City's decision making as it pertains to, among other issues, environmental protection, air quality, urban design, transportation, housing, and land use. Permits to construct, alter or demolish buildings may not be issued unless the project conforms to the *Planning Code,* or an exemption is granted pursuant to provisions of the *Planning Code.* The project site is comprised of a developed lot located in the Polk Street NCD and a 65-A Height and Bulk District. The use (residential) and height (65 feet tall) of the proposed addition would conform to the use and height restrictions in the district. In addition, the proposed residential density is permitted within the Polk Street NCD. The Polk Street NCD generally allows for 1 unit per 400 sq. ft. of lot area. Since the existing lot is approximately 7,837 sq. ft. the project would be allowed to provide the 20 residential units being proposed.

The proposed project requires a modification and a variance from *Planning Code* requirements from the Zoning Administrator. Pursuant to *Planning Code* Section 134(a)(1)(C), the proposed project must provide an approximately 34-foot-long rear yard, which is 10 feet more than the approximately 20 foot rear yard proposed for the building. Therefore, the proposed project requires a modification from rear yard requirements as prescribed in *Planning Code* Section 134(e)(1). The proposed project must also provide adequate exposure pursuant to *Planning Code* Section 140. Section 140 stipulates that each dwelling unit must have at least one room which meets the 120 sq. ft. minimum superficial floor area requirement under *Housing Code* Section 503 which directly faces a public right-of-way, code-complying rear yard, or an appropriately sized courtyard. The proposed dwelling units that would face the reduced rear yard would not meet the exposure requirements. Therefore, a variance is required for the lack of required exposure.

The modification and variance are provisionally permitted within the Polk Street NCD, and as such would not conflict with *Planning Code* requirements. In light of the above, the proposed project does not conflict with General Plan objectives and policies, and would meet applicable controls for the area. Therefore, the proposed project would be consistent with General Plan designations and policies and applicable zoning designations.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is an approximately .18-acre (7,837 sq. ft.) lot containing a one-story-with-mezzanine auto body shop located within a developed area of San Francisco. The lots adjacent to the project site are fully developed and serve residential and neighborhood-oriented commercial uses. Multi-story residential buildings, retail stores, restaurants, a U.S. Post Office branch, and an elementary school are located within the vicinity of the project site. Therefore, the proposed project would be appropriately characterized as in-fill development of fewer than five acres, surrounded by urban uses.

c) The project site has no habitat for endangered, rare or threatened species.

The project site is a lot developed with an auto body shop located within a densely developed urban area, and features minimal street-front landscaping. As such, the project site does not contain any known rare or endangered plant or animal species, or habitat for such species. Therefore, the project site has no value as a habitat for endangered, rare, or threatened species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

In order to determine whether the proposed project would result in an adverse environmental impact on traffic conditions within the vicinity of the project site, the Planning Department used the *Transportation Impact Analysis Guidelines for Environmental Review* (the Transportation Guidelines) to evaluate traffic conditions during the weekday PM peak period (4:00 PM – 6:00 PM). Weekday PM peak hours generally represent the time when the transportation system is most heavily used and is more likely to reach maximum capacity.

Based on the residential trip generation rates in the Transportation Guidelines, the proposed project is estimated to add 163 daily person trips. These trips would be distributed among different modes of transportation, including single occupancy vehicles, carpools, public transportation, bicycling, and walking. The estimated daily person trips include roughly 38 daily vehicle trips, seven of which would occur during PM peak hours. The additional vehicle trips are not anticipated to significantly increase traffic in the vicinity of the project site or result in an adverse impact on the level of service. As such, the proposed project would not substantially increase traffic relative to the existing capacity of the surrounding area's street system.

While there would be a flow of construction-related traffic to and from the project site throughout the construction period, construction-related impacts, generally, would not be considered significant due to their temporary and limited duration. Construction workers who drive to the project site would temporarily increase traffic volume and demand for street parking, but the additional trips would not substantially affect traffic conditions. In addition, the project sponsor and construction contractor(s) would meet with the Municipal Transportation Agency's (MTA) Department of Parking and Traffic (DPT), the Fire Department, Muni, and other applicable City agencies to determine feasible traffic modifications to reduce traffic congestion and other potential traffic disruption and pedestrian circulation effects during construction of the project. Therefore, the proposed project would not result in a significant impact on traffic.

Noise

Residential uses are considered noise sensitive uses because residential occupants are considered sensitive receptors. The Planning Department requires a detailed noise analysis for projects that propose to locate new residential development in areas where ambient noise is greater than 75 decibels (dBA[1]). The proposed 20-unit residential building would not be located in an area where environmental noise exceeds this threshold. As such, an Environmental Noise Study was not required for the proposed project. However, the proposed project must comply with noise insulation requirements prescribed by Title 24, Part II of the California Code of Regulations (Title 24). Through the building permit process, DBI would ensure that Title 24 requirements would be met.

Operations-related noise primarily comes from two sources: (1) increased vehicular traffic generated by project residents and employees, and by service and delivery trucks requiring access to the project site; and (2) mechanical building noise. Typically, traffic volume would have to double to produce an increase in ambient noise levels noticeable to most people. As previously discussed, the proposed project is estimated to add 163 daily vehicle trips. Potential residents and visitors would increase the number of trips taken within the project area, but it would not result in a doubling of traffic. While the proposed building would include mechanical systems (i.e. an elevator), building mechanical noise is regulated by the San Francisco Noise Ordinance (Article 29 of the *Police Code*). Therefore, the proposed project would not result in a substantial increase in operational noise within the vicinity of the project site.

---

[1] A-weighted sound levels (dBA) is the method for measuring environmental noise to reflect that human hearing is less sensitive to low sound frequencies.

Construction activities, another potential source of noise, are also regulated by the San Francisco Noise Ordinance. The ordinance stipulates when it is permissible to engage in construction activities (7:00 AM - 8:00 PM), the type of equipment that can be used, and the conditions under which that equipment may be utilized. The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source of the noise. Impact tools (e.g. jackhammers) must have both the intake and exhaust muffled to the satisfaction of the San Francisco Public Works (Public Works) or DBI. Construction-related noise would be temporary and intermittent, and the proposed project would be required to comply with the City's Noise Ordinance. Based on mandatory compliance with all applicable state and municipal codes and the limited duration of construction activities, the proposed project would not result in a significant impact with respect to noise.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO2), sulfur dioxide (SO2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD), in their CEQA Air Quality Guidelines (May 2011), has developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. The proposed project meets the screening criteria, and therefore would not result in significant criteria air pollutant impacts.[2]

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," were identified based on health-protective criteria. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. The project site is not located within an Air Pollutant Exposure Zone. Nor would the proposed project include the operation of stationary sources of air pollution. Therefore, the proposed project would not result in a significant impact with respect to exposure of sensitive receptors to substantial levels of air pollution.

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[2] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

Though the proposed project would require construction activities for the approximate 16-month construction phase, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. The proposed project would also be subject to, and comply with, California regulations limiting idling to no more than five minutes,[3] which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, construction-period TAC emissions would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. Overall, the proposed project would not result in significant air quality impacts.

Water Quality

The project site is a developed lot covered by impervious surfaces, and would result in a residential development with a similar percentage of impervious surface cover. Wastewater and storm water discharge would flow to the City's combined sewer system and be treated to the standards of the City's National Pollutant Discharge Elimination System Permit prior to discharge to a receiving water body. Therefore, the proposed project would not substantially alter existing groundwater quality or surface flow conditions and would not result in significant water quality impacts.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are currently available, and the proposed addition would be able to connect to the City's water, wastewater, and electric services. While the proposed project would increase demand on public services and utilities, that demand would not exceed the capacity provided for this area. Therefore, the proposed project is adequately served by all required utilities and public services.

DISCUSSION OF OTHER ENVIRONMENTAL ISSUES

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project. Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, there is no possibility of a significant effect on the environment due to unusual circumstances. In addition, the proposed project would not have a significant effect on the environment due to unusual circumstances for other environmental topics, including those discussed below.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under "Historic Architectural Resources," there is no possibility that the proposed project would have a significant effect on a historic resource.

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[3] *California Code of Regulations*, Title 13, Division 3, § 2485.

Historic Resources. Under CEQA Section 21084.1, a property may be considered a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources" (CRHR). The project site is occupied by a one-story-with-mezzanine auto body garage. The existing structure, which was constructed in 1913, is designed in the Mission Revival style and has been listed in three surveys: (1) the 1977-1978 San Francisco Architectural Heritage Downtown (AHD) Survey; (2) the Planning Department's 1990 Unreinforced Masonry Building (UMB) Survey; (3) the 2009-2010 Van Ness Auto Row Support Structures Survey conducted by William Kostura (the Kostura Survey). The structure was not rated in the AHD or UMB Surveys; however, the Kostura Survey found the structure eligible for the California Register under Criterion 1 (Events) and Criterion 3 (Design/Construction). As such, the Department determined the existing structure to be a Known Historic Resource.[4] Based on the foregoing, the proposed project is subject to the Planning Department's Historic Resources Review. A qualified historic resources consultant was retained to prepare a Historic Resources Evaluation (HRE) of the subject property.[5] The Planning Department reviewed the HRE and provided a determination in a Historic Resource Evaluation Response (HRER).[6] The findings from both documents are summarized in this section.

The HRE applied the criteria set forth by the CRHR to the analysis of the historical background of the property, its architecture, and the neighborhood in which it is located. The CRHR stipulates that a property may be considered a historic resource if a historically significant event, person, or architectural style is associated with the property, or if there is potential to gather historically significant information from the site. Properties must also possess historic integrity with respect to location, design, setting, workmanship, materials, aesthetics, and historic events or people associated with the subject property. The Kostura Survey found the structure to be an early example of a public garage in San Francisco that has been continuously used as an automotive business from the time of the structure's completion until 1964, making it California Register-eligible under Criterion 1. The survey also found that the structure has retained its architectural integrity and is a "fine example of a public garage"[7] making it California Register-eligible under Criterion 3. Character-defining features include the building's height and width, brick façade, gabled parapet with stepped top, pent roof, bulkhead with scored stucco surface, the location and dimensions of the vehicle entrance, and all windows featuring wood mullions, muntin, and transom panels. Therefore, the HRE determined that the existing structure is eligible for inclusion on the California Register as an individual resource and as one of the buildings included in the list of Van Ness auto support structures identified in the Kostura Survey.

In order to analyze potential impacts to historic resources, the HRE applied the criteria set forth by the *Secretary of Interior's Standards for Rehabilitation* (the Rehabilitation Standards) *and Illustrated Guidelines for Rehabilitating Historic Buildings* (the Guidelines) to the evaluation of the proposed project. The HRE determined that the proposed project complied with the majority of the Rehabilitation Standards, with the exception of Standards 1, 2, and 9. This is due the height and scale of the proposed addition in relation to the individual historical resource. To address these concerns, the report proposes improvement measures which include reducing the proposed addition's overall height, providing a below-grade parking garage rather than the proposed ground-floor parking garage in order to reduce the height of the structure, and reducing floor-to-ceiling heights. While the HRE determined that the proposed project did not comply with all of the Rehabilitation Standards, the project would not affect the historic auto support structures identified in the Kostura Survey.

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[4] Historic Resources include "resources listed on or formally determined to be eligible for the California Register" and resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register." More information about these designations can be found in On San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources.

[5] Ver Planck Historic Preservation Consulting, *Historic Resource Evaluation, 1335 Larkin Street, San Francisco, CA,* December 2013. This document, and all other documents referred to herein, are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.0491E.

[6] *Historic Resource Evaluation Response,* 1335 Larkin Street, San Francisco, CA, Lily Yegazu, July 13, 2015.

[7] Ibid.

The HRER concurred with the majority of the HRE's analysis of the project's conformity to Rehabilitation Standards. However, the Planning Department also applied the U.S. Department of Interior's Preservation Brief 14, *New Exterior Additions to Historic Buildings: Preservation Concerns* to its analysis of the proposed project. Preservation Brief 14 recommends that new additions to historic structures in urban areas should look like completely separate buildings. The proposed setbacks at the third through sixth floors, which are visible from the public right-of-way, would result in an addition that appears as a distinct building located at the rear of the historic resource. As such, the proposed addition's height and scale would result in a structure in compliance with Preservation Brief 14. Based on this analysis, the HRER found that the proposed project is consistent with all applicable standards, including those related to overall building height and scale, such as Rehabilitation Standards 1, 2, and 9. Moreover, the proposed project would not remove any character-defining features. As such, the HRER concludes that the proposed project would not result in a substantial adverse change to the existing structure that would materially impair the significance of the individual historic resource. The HRER also concurred with the HRE's determination that the proposed project would not pose a risk to the collection of historic auto support structures identified in the Kostura Survey. Therefore, the HRER concludes that the proposed project would not have a significant adverse impact upon historic resources, as defined by CEQA.

Hazards and Hazardous Materials. As the proposed project would include the disturbance of greater than 50 cubic yards of soil on a property that once contained an Underground Storage Tank (UST) and is located in the Maher Zone, the project is subject to Article 22A of the San Francisco *Health Code*, also known as the Maher Ordinance. The Maher Ordinance is administered and overseen by the Department of Public Health (DPH). To comply with the Maher Ordinance, the project sponsor submitted a Maher Application[8] to DPH and retained the services of a consultant to conduct a Phase I Environmental Assessment (ESA).[9] Phase I ESAs are used to determine the potential for site contamination and level of exposure risk associated with the project. The Phase I ESA for the subject property consisted of an examination of current conditions at the project site and properties within the immediate vicinity of the site, review of historical and present environmental activity on the site, review of pertinent government records and data, interviews with persons with knowledge of site operations, and an analysis of all findings.

During the site reconnaissance, the following potential environmental conditions were identified: (1) drums of hazardous substances and petroleum products; (2) hazardous materials storage and use; (3) retail-size chemical containers/petroleum products; (4) floor drains in work areas; and (5) obsolete building materials.[10] The report notes that hazardous materials and waste were stored appropriately and, overall, there was no evidence of environmental impairment due to the management of hazardous substances. The report also found that although the presence of floor drains represents a potential environmental condition, there was no evidence of significant staining on the drains and only de minimis surface oil staining was observed at the project site. Due to the age of the structure, obsolete construction materials may be present on the project site. The report recommends that any future alterations or new development be overseen by contractors familiar with applicable asbestos and lead regulations and procedures. The site investigation found no evidence of mishandled hazardous substances or petroleum products on adjacent properties.

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[8] Al Clifford, Gordon/Clifford Realty, Project Sponsor. *Maher Program Application*, submitted October 9, 2014.

[9] Golden Gate Environmental, Inc., *Phase I Environmental Site Assessment, 1335 Larkin Street, San Francisco, California*, October 30, 2012.

[10] Obsolete construction materials include building materials and electrical and lighting equipment typically used in the construction of structures prior to 1980. These materials may include asbestos, lead, PCBs, and mercury.

Further site reconnaissance and research revealed that four USTs were once located on an adjacent property, now occupied by a branch of the U.S. Postal Service. The USTs were associated with a contaminate release event, but the investigation found no additional information regarding the release. The report determined that since the site was redeveloped with a post office, the historical environmental issue was resolved. Four additional USTs were identified on nearby properties with no evidence of release events. Two Leaking Underground Storage Tank (LUST) cases associated with properties in the site vicinity were identified, but were determined to have been remediated and closed. A review of records from the San Francisco Local Oversight Program (LOP), Hazardous Materials Unified Program Agency (HMUPA), San Francisco Fire Department, and data obtained through a government database search did not reveal the presence of a UST on the subject property. However, the consultant conducted a metal detector survey which indicated that an anomaly typically associated with a UST could be present under the sidewalk of Larkin Street, adjacent to the subject property. The report notes that no evidence was discovered of a UST on the subject property during the Phase I ESA, but recommend that the project sponsor further investigate the anomaly and, if a UST is present, remove the tank per DPH regulations. Per a UST closure technical report the project sponsor submitted as part of the environmental review,[11] the project site formerly contained an active, approximately 1,500-gallon UST, which was used to store heating oil. The UST was located below surface grade of the sidewalk fronting the subject property on Larkin Street. The UST was closed in place, rather than removed, due to its proximity to a tree and a light pole; the stability of which could have been threatened during removal activities. The closure of the UST and subsequent soil and groundwater sampling was overseen by HMUPA, which determined that, based on the analysis performed during the UST closure process, no additional site investigation or cleanup was required. HMUPA issued a Notice of Completion for the UST closure on January 15, 2013. Two tanks formerly containing paint thinner and water with low levels of hydrocarbons were also once held on the project site. Per the Uniform Hazardous Waste Manifest submitted by the project sponsor, the contents of the tanks were removed and transported for disposal.[12]

Based on the results of the Phase I ESA investigation, the report concludes there is a De Minimis Environmental Condition,[13] due to minor oil staining within the existing structure; however, there is no indication of a Recognized Environmental Condition[14] or a Historical Recognized Environmental Condition[15] in connection with the subject property.

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[11] Golden Gate Tank Removal, Inc. *Underground Storage Tank Abandonment Report, 1335 Larkin Street, San Francisco, CA 94109, Job No. 94109*. January 8, 2013.

[12] Ibid.

[13] De Minimis Environmental Condition - environmental conditions that typically do not pose a threat to human health or the environment and generally would not be subject to an enforcement action.

Pursuant to the Maher Ordinance, DPH has reviewed the Phase I ESA and determined that additional testing and analysis is warranted.[16] DPH requested that the project sponsor prepare a subsurface investigation work plan to analyze potential soil and/or groundwater contamination to the depth of excavation proposed. Should additional analysis reveal the presence of contaminated soil or groundwater, DPH would require the project sponsor to submit a Site Mitigation Plan and remediate any contamination in accordance with Article 22A of the Health Code. Thus, the proposed project would not result in a significant hazard to the public or environment from contaminated soil and/or groundwater.

As discussed in the Phase I ESA, the existing structure was constructed prior to 1980 and therefore may contain hazardous construction materials such as asbestos and lead. Pursuant to Section 19827.5 of the *California Health and Safety Code*, the project sponsor must demonstrate compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants like asbestos prior to issuance of a demolition or alteration permit. In addition, *Building Code* Section 3427 (Asbestos Information and Notice) requires the project sponsor to place a notice on the project site at least three days prior to commencement and for the duration of any asbestos-related work. Pursuant to California law, DBI would not issue the required permit until the applicant has complied with applicable noticing requirements. Section 3426 of the *Building Code* (Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures) regulates any work that could disturb or remove lead paint on a building constructed on or prior to December 31, 1978 and steel structures. Section 3426 requires specific notification and performance standards, and identifies prohibited work methods and penalties. Section 3426 contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance. These regulations and procedures, already established as a part of the permit review process, would ensure that the proposed project would not result in significant impacts with respect to asbestos and lead.

Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

Geology and Soils. A geotechnical investigation was conducted on the site and the subsequent findings are summarized in this section.[17] The geotechnical investigation involved a subsurface investigation, review of a 1989 investigation of lots adjacent to the subject lot along the southern property line, examination of surface soils, a review of pertinent geologic and geotechnical data and literature, laboratory testing of boring samples, and geotechnical analysis of all findings. One exploratory boring was drilled for a subsurface investigation at the project site to a depth of approximately 17 feet below grade. The investigation revealed a soil mantel consisting of loose sand to medium dense fine sand to the maximum depth explored, and no free ground water was encountered. The consultant also reviewed results from three borings drilled at properties adjacent to the subject lot, to a depth of approximately 60 feet below grade. These borings found silty sand, clayey sand, and medium dense to very dense sand to the maximum depth explored. The consultants encountered a perched water table at 17 feet below grade. The report also found that, according to the U.S. Geological Survey, the soil mantel on the project site is likely underlain with Franciscan-formed bedrock.

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[14] A Recognized Environmental Condition - the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water or the property.

[15] Historical Recognized Environmental Condition - the past release of any hazardous substances or petroleum products that has occurred in connection with the subject property that has been remediated and given regulatory closure with no restrictions on land use.

[16] S. K. J. Cushing, City and County of San Francisco Department of Public Health, *Request for Work Plan, 1335 Larkin Street, San Francisco, SMED 976* December 16, 2013.

[17] P. Whitehead and Associates Consulting Engineers. *Geotechnical Report #2014-76, 1335 Larkin Street, Block 0645 Lot 003, San Francisco, California Case*, May 22, 2014.

Per Planning Department records, the subject property is not located in a Seismic Hazard Zone,[18] nor is it located within an Earthquake Fault Zone. Surface soils, as previously discussed, range from loose sand to very dense sand, and the water table was not located at a shallow depth. Therefore, the potential risk of surface ruptures, liquefaction, land sliding, and lateral spreading is low.

Based on these findings, the geotechnical consultant concluded that the site is suitable for construction of the proposed structures, provided their recommendations are incorporated into the design and implementation of the project.[19] The report recommends that: (1) the building foundation should be a thickened perimeter or raft slab footing foundation that penetrates at least 24 inches into re-compacted sand material; (2) any shoring or underpinning may be accomplished using hand excavated piers, drilled piers or permeation grouting, and should be overseen by a specialist. Additional specifications for foundation and slab-on-grade engineering and installation, retaining walls, and surface drainage are included in the report.

The proposed project would be required to conform to the City's *Building Code*, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. DBI would review background information, including geotechnical and structural engineering reports, to ensure that the security and stability of adjoining properties and the subject property is maintained during and following construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the *Building Code*. In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Neighborhood Concerns: A "Notification of Project Receiving Environmental Review" was mailed on July 8, 2014 to community organizations, tenants of affected properties and properties adjacent to the project site, and those persons who own property within a 300 foot radius of the project site. Overall concerns raised by the public in response to the notice were taken into consideration and incorporated into this Certificate of Determination (the "Certificate"), as appropriate for CEQA analysis.

The Planning Department received comments from three people in response to the notice. Concerns related to physical environmental effects were raised regarding the potential impact construction-related activities could have on the traffic system, noise, and air quality. These concerns are addressed in the *Remarks* section of this Certificate. Additional comments regarding the physical environmental effects of the proposed project include: (1) shadow obstructing light to adjacent properties and (2) parking constraints due to increased density. These concerns are addressed below:

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[18] A Liquefaction Hazard Zone or Landslide Hazard Zone.

[19] P. Whitehead and Associates Consulting Engineers. *Addendum #1 to Geotechnical Report 2014-76, 1335 Larkin Street, Block 0645 Lot 003, San Francisco, California Case,* August 6, 2015.

(1) Section 295 (Proposition K) of the *Planning Code* restricts structures exceeding 40 feet in height from casting a new shadow on public or open space under the jurisdiction of the San Francisco Recreation and Park Commission, except in cases where the Planning Commission finds the impact to be less than significant. To determine whether this project would comply with Section 295, a shadow fan analysis was prepared by the Planning Department.[20] The analysis concluded that the proposed project would not cast new shade on any properties subject to Section 295. While the proposed buildings would add net new shade to portions of the project site and surrounding properties, the new shade would be typical of that found in urban areas and would not constitute an unusual circumstance.

(2) *Public Resources Code* Section 21099(d)(1), effective January 1, 2014, provides that "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." Parking and aesthetic conditions are no longer considered significant impacts on the environment provided the project meets all of the following criteria:

a) The project is residential, mixed-use residential, or an employment center; and
b) The project is on an infill site;[21] and
c) The project is in a transit priority area.[22]

The proposed project would include construction of 20 residential dwelling units on a developed lot that abuts fully developed lots serving residential and neighborhood-oriented commercial uses, and is located within one-half mile of a major transit stop, thus satisfying the above criteria.[23] Therefore, the adequacy of parking conditions was not considered in determining significance of the proposed project's impacts under CEQA. The following is provided for informational purposes.

The proposed ground-floor garage would provide parking space for 17 vehicles. Section 151 of the *Planning Code* prescribes the minimum number of off-street parking spaces for new construction projects located in the Polk Street NCD. Based on the number of proposed dwelling units, a minimum of 20 parking spaces are required per Section 151. However, Section 161(g) of the *Planning Code* allows the Zoning Administrator to reduce the off-street parking requirement in an NC District pursuant to the criteria of Section 307(i) of the *Planning Code*. In order to provide fewer parking spaces than required by the *Planning Code*, the project sponsor has submitted a Parking Reduction Request application.[24]

Potential residents and visitors to the project site would also have access to alternative means of transportation. The project site is served by Muni bus routes 1, 2, 3, 19, 27, 38, 47, and 49, which have stops within .5 miles of the project site.[25] In addition, pursuant to *Planning Code* Section 155.2.11, the project must include at least one bicycle parking space per residential dwelling unit, for a total of 20 spaces. Bike riders would be able to use designated bike routes along California and Polk Streets to reach the proposed residential building. In addition, on-street parking is available on all adjacent streets, including two-hour and residential permit parking with weekly parking restrictions for street cleaning. Metered parking is available on California, Pine, and Polk streets.

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[20] *1335 Larkin Street Shadow Analysis*, Lily Yegazu, San Francisco Planning Department, June 14, 2013.

[21] Infill sites are lots located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

[22] Transit priority areas are located within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations.

[23] *Transit Oriented Infill Project Eligibility Checklist*, 1335 Larkin Street, San Francisco, CA, Jenny Delumo, July 24, 2015.

[24] *Application Packet for Parking Reduction, 1335 Larkin Street, San Francisco, CA* Received August 13, 2015.

Overall, the proposed project would not result in a substantial parking shortfall that would create hazardous traffic conditions or overtax the capacity of the surrounding transportation system.

CONCLUSION

The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[25] *Transit-Oriented Infill Project Eligibility Checklist*, 1335 Larkin Street, San Francisco, CA, Jenny Delumo, July 24, 2015.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

Case No.:	**2013.0491E**
Project Address:	**1335 Larkin Street**
Zoning:	NCD – Polk Street Neighborhood Commercial District 65-A Height and Bulk District
Block/Lot:	0645/003
Date of Review:	July 13, 2015 (Part II)
Staff Contact:	Lily Yegazu (Preservation Planner) (415) 575-9022 lily.yegazu@sfgov.org

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PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

1355 Larkin Street is located on a lot that is approximately 137.5′ x 57′ in size on the west side of Larkin Street, between California and Pine Streets. The property at 1335 Larkin Street is a one-story brick garage structure designed in the Mission Revival style. The property is located within the Nob Hill neighborhood of San Francisco. It is also located within the Polk Street Neighborhood Commercial Zoning District and a 65-A Height and Bulk District.

Immediately adjacent to the subject property to the north is a brick two-story, commercial building (1349 Larkin) built in 1909 and a four-story, wood frame mixed-use building built in 1907 (1501-1515 California Street) next to it. On the south side, the subject property abuts a six-story, wood-frame mixed-use building built in 1993 (1400 Pine Street). Along the rear, the property is bordered by a two-story, wood-frame residential building built in 1907 (1541 California Street). The immediate neighborhood predominantly consists of large wood-frame residential buildings, ranging from three to six-stories in height.

The subject property is listed in the San Francisco Architectural Heritage's Downtown Survey of 1977-1978, known as "Splendid Extended", however the property was not assigned a rating in the survey. The building was also evaluated in the San Francisco Planning Department's 1990 Unreinforced Masonry Building (UMB) Survey following the 1989 Loma Prieta Earthquake but was not assigned a priority rating.

The subject property was also evaluated individually as part of the 2009-2010 Van Ness Auto Row Support Structures Survey by William Kostura and was determined eligible for listing in the California Register. Specifically the property was found to be eligible under Criterion 1 (Events) as an earlier example of a public garage in San Francisco and as a property that had remained in continuous use for automotive business from its completion until 1964. In addition, the property was found to be eligible under Criterion 3 (Design/Construction) as a "fine example of a public garage" that retains a "high level of integrity." As such, the property has a California Historic Resouce status code of "3CS[1]"..

The character-defining features of the property are mainly located on the front façade and include the following:

- The building's height and width;
- Brick façade;
- Gabled parapet with stepped top;
- Pent roof;
- All windows with wood mullions, muntin, and transom panels;
- Location and dimensions of the vehicle entrance; and
- Bulkhead with scored stucco surface.

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: February 24, 2014 (Last Revised April 1, 2015)
by Kotas/Pantaleoni Architects

PROJECT DESCRIPTION

The proposed project is for a vertical addition of 5-stories containing a total of 20 residential units over the existing one-story-plus-mezzanine garage structure to a maximum height of 65-feet (6-stories). The ground floor of the existing building will provide space for 17 vehicles and 20 bicycles for the residential units, as well as an office, residential lobby area and utility rooms. The new vertical addition will be setback at the 3rd, 4th and 5th floors approximately 43-feet (40-feet to the face of the balconies) with the 6th floor further setback to approximately 47.5-feet. All new floors 2nd through 6th will also be setback approximately 17-feet from the rear property line.

The 2nd floor level is proposed to be created by expanding and reconfiguring the existing mezzanine level. Specifically, the existing office, break room and bathroom on the mezzanine level will be reconfigured with a flat roof to accommodate a one bedroom unit at the front of the building. Portions of this unit will be visible beyond the sides of the stepped parapet wall. The rest of the second floor level will be a new addition and will be separated from the front portion by an open space that is approximately 14-feet deep, with a setback approximately 32-feet from the building face. The new portion of the 2nd floor will house four, one-bedroom units. The two front facing units will have private decks within the setback area while the two rear facing units will have private decks facing the rear building wall, with landscaping buffer provided between the decks and the building walls. The 3rd through 5th floors will also have four units each, two rear facing one-bedroom units and two front facing two-bedroom units with balconies. A common open space area is provided at the roof level for those units that do not have private balconies, accessible via an elevator and two stairwells.

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[1] "3CS" - appears eligible for California Register as an individual property through survey evaluation

The existing building façade will be rehabilitated with the existing character-defining features including the brick walls, scored stucco bulkhead, wood windows and door, sheet metal-pent roof and stepped parapet wall retained and preserved. Changes to the front façade are limited to the removal of the non-historic awning and replacement of non-historic garage door with a new garage door. The three non-historic windows on the southern bay that do not currently have divided lights will be replaced with wood windows with divided light, matching the historic windows.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff has reviewed the project proposal and largely concurs with the Secretary of the Interior's Standards for Rehabilitation (Standards) analysis included in the HRE prepared by Ver Plank Historic Preservation Consulting. However, the HRE concluded that the project, as currently proposed does not comply with Standards 1, 2 and 9 due to the addition's overall height in relation to the small scale appearance of the resource. The HRE also proposes improvement measures including reducing the overall height of the addition, excavate below the existing building to accommodate the parking and utility spaces currently proposed for the 1st floor or to reduce the floor-to-ceiling heights. Staff believes that the project is consistent with all applicable standards including the overall height of the building. Specifically, Preservation Brief 14: "New Exterior Additions to Historic Buildings: Preservation Concerns" calls for the design of additions to historic resources in dense urban locations to read as an entirely separate building. The proposed addition is designed to be consistent with this recommendation in that the upper three through six stories that are highly visible from the public right-of-way will be setback a minimum of 40-feet to read as a background building at the rear of the resource. Based on this analysis, staff believes that the project would not cause a substantial adverse change in the subject individual resource such that the significance of the building would be materially impaired. Additionally, the project would not result in the removal of any character-defining features and would not materially impair the significance of the individual historic resource.

Staff concurs with the analysis included in the HRE that the proposed project would not pose a risk to the existing inventory of historic auto support structures identified in William Kostura's 2010 Van Ness Auto

Row Support Structure Survey. Specifically, out of the 64 properties that appear eligible for listing in the California Register in the survey, six (approximately 10%) have applications pending to be demolished or significantly altered. In addition, out of these six structures, five are located within a potential district identified in the survey with only one located outside of the potential district.

The following is an analysis of the new construction per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 1.*
> ***A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materias, features, spaces and spatial relationship.***

The proposed project involves the conversion of existing commercial parking garage into residential uses. This new use requires alterations to the building, including increasing the overall height to 6-stories by adding 4-stories above the existing one-story-plus-mezzanine building as well as creating a second story at the mezzanine level and the conversion of the ground floor from commercial garage to residential parking. The majority of the new second-story level will be located behind the existing tall, stepped parapet wall with only small portions visible on each side of the stepped parapet wall. The portions of the second floor that are visible are designed to read as dormers. Additionally, the upper four levels of addition will be setback a minim of 40-feet from the building face and will not result in altering any of the character-defining features of the existing building which are mainly located on the front façade of the building. Although the building's spatial relationship and scale will be altered as a result of the additional four stories on the roof of the existing building, the project has been designed with substantial setback (40-feet) to read as an adjacent building at the background. Furthermore, except for the second story addition that is designed to read as dormers projecting beyond the stepped parapet wall and the removal of non-historic elements, the existing building's distinctive materials and features will be preserved. The proposed new residential use with garage proposed on the ground floor is considered a compatible use.

Therefore, the proposed project complies with Rehabilitation Standard 1.

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

Although the proposed project will convert the commercial garage structure to residential use and will add four-stories within the footprint of the building and change the one-story plus mezzanine resource to a six-story building, the project still proposes to retain the majority of the historic building's exterior materials and feature, including all four brick perimeter walls and all of the character-defining features of the primary façade. Additionally, the upper four levels of the addition would be substantially setback (40-feet) form the face of the building in order to retain the small scale appearance of the resource at the front. In addition, given the substantial setback, the addition will read as a background building on a rear (adjacent) lot. The proposed project will not remove historic features that characterize the resource.

Therefore, the proposed project complies with Rehabilitation Standard 2.

> *Standard 3.*
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project involves the conversion of a commercial property to residential use by expanding the mezzanine floor to create a second-story and adding four levels above. The design of the addition is distinctly contemporary in design and materials, and is generally compatible with the overall scale, massing and character-defining features of the historic resource, in that it is substantially setback from the building façade and will not alter any character defining features. As proposed, the new building will continue the tradition of garage use at the ground floor while incorporating residential uses on the new upper level addition. The addition is designed to read as a contemporary adjacent building to the existing resource and will not create a false sense of historical development.

Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 5.*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The project is designed to retain all of the distinctive, character-defining features, finishes and construction techniques in that the majority of the second floor addition will be located behind the high, stepped parapet wall and the entire upper four-story addition will be substantially setback (40-feet) to read as a separate building in the background. The proposed project will not result in the removal of any distinctive materials, features, finishes, or construction techniques or examples of craftsmanship that characterize the historic resource, which are mainly found on the front facade.

Therefore, the proposed project complies with Rehabilitation Standard 5.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project involves the conversion of a commercial property to residential use by expanding the mezzanine floor to create a second-story and adding four levels above. Although the overall building height will increase by 43-feet to a total of six-stories and 65-feet, the perceived massing of the new building is mitigated by the substantial setback provided from the building face of the existing resource. The addition is appropriately scaled and consistent with the adjacent buildings to the south and other buildings in the neighborhood. The design of the addition is distinctly contemporary in design and materials, and is generally compatible with the overall scale, massing and character-defining features of the historic resource. Additionally, the prosed fenestration pattern set within three distinct bays is compatible with the fenestration pattern of the existing building. The four-story addition is substantially setback form the building façade where the character-defining features of the building are located and will not result in altering them. The design of the proposed project is clearly differentiated as a contemporary addition to the historic resource and reads as a background building while referencing the character–defining features found on the resource in order to provide compatibility with the historic resource.

Therefore, the proposed project complies to comply with Rehabilitation Standard #9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project involves the conversion of a commercial property to residential use by expanding the mezzanine floor to create a second-story and adding four levels on the roof. Specifically, the addition and conversion will be located within the existing building footprint without demolition any of the exterior walls. Should the addition were to be removed in the future, the integrity of the historic resource and its environment would not be altered.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
The Department finds that the proposed project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards).*

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, *Senior Preservation Planner*

Date: 7/20/2015

cc:
Monica Huggins / Historic Resource Impact Review File
Jenny Delumo, Environmental Planning
Tony Pantaleoni, Kotas/Pantaleoni Architects. 70 Zoe Street, Unit 200, San Francisco, CA 94107 (Applicant)
Keane, Enda P & McMahon, Denis, 3520 20th Street, Unit 15, San Francisco, CA 94110 (Owners)
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2585 Pacific Avenue		0586/010	
Case No.	Permit No.	Plans Dated	
2015-001671ENV	201412032933	12/2/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Vertical addition and internal alterations include expanding the basement level, attached two-story addition at the rear, and third-story expansion at the rear.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* **is required.**	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jenny Delumo

Archeological Resources review completed; no effect. Geotechnical report submitted.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): See HRER Part 1 and 2, dated 8/24/15
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________________
☐	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Shelley Caltagirone

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Shelley Caltagirone	Signature: Shelley Caltagirone Digitally signed by Shelley Caltagirone DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Caltagirone, email=shelley.caltagirone@sfgov.org Date: 2015.09.28 14:43:32 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Review Date: August 5, 2015 (Part 1 and 2)
Case No.: **2015-001671ENV**
Project Address: **2585 Pacific Avenue**
Zoning: RH-1 (Residential, House, Single-Family) Zoning District; 40-X Height and Bulk District
Block/Lot: 0586/010
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625 | shelley.caltagirone@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject property is located on the southeast corner of Pacific Avenue and Pierce Street on a 50′ x 127.7′ lot in the Pacific Heights neighborhood. The three-story-over-basement, wood-frame, stucco-clad, Italian Renaissance-style house was constructed in 1924 by for Elise A. Drexler and designed by architect Warren C. Perry. Please see pages 6-14 of the attached Historic Resource Evaluation report prepared by Page & Turnbull, January 2015, for a full architectural description.

Pre-Existing Historic Rating / Survey

2585 Pacific Avenue is not listed on any local, state or national registries. The subject property is not included in *Here Today: San Francisco's Architectural Heritage* or the 1976 Planning Department Architectural Survey. The building is considered a "Category B" property (Unknown/Age Eligible) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1924).

Neighborhood Context

The Pacific Heights neighborhood is generally bounded by: Van Ness Avenue to the east; Presidio Avenue to the west; Geary Boulevard to the south; and Vallejo to the north. Two major parks divide the neighborhood into east and west sections: Alta Plaza Park and Lafayette Park. This area escaped the 1906 fires, and a large number of pre-earthquake buildings and houses remain. Pacific Heights consists of a ridge running east – west along the City's northern edge. The area was annexed as part of the Western Addition in the 1850s. Residential development occurred rapidly in the mid-1880s and continued through the 1920s. Several commercial streets developed in this time, including Fillmore Street. The Stanford medical center has played a significant role in the development immediately surrounding the subject property.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☒ Yes ☐ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1924	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation report, the Department finds that 2585 Pacific Avenue appears to be individually eligible for inclusion on the California Register under Criterion 2. The analysis below is excerpted largely from the Page & Turnbull HRE report, with which the Department fully concurs.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
There is no information provided by the HRE report or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The property is generally representative of the pattern of residential development in Pacific Heights, but it does not individually represent this pattern. Therefore, the property does not appear eligible for listing under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
The building does appear eligible for listing under Criterion 2 for association with the life of Elise Alice Drexler (1866-1951), a prominent philanthropist, financier, women's rights activist, and one of the first female property developers in San Francisco. She became a public figure as the result of a high-profile court case challenging the limitations on a woman's right to sell property based on her theoretical ability to have children. As a philanthropist, she focused on health related causes. Please refer to pages 21-23 of the HRE report for more information about Drexler's life.

The house at 2585 Pacific Avenue was her primary residence from 1924 until her death in 1951. Drexler commissioned the building for her own use, and the parcel and property formed a part of her collection of large real estate holding in San Francisco. Her commissioning of the house and sole ownership of the property speak to her overall independent character, and her retention of the house as her primary residence is significant for a woman who specialized in real estate investments and transfers. Although she lived in the house after the period of 1910-1916 during her court battles, she lived in this house longer than in any other property and continued her productive life while living there. The home is also one of the few surviving residences of Drexler and represents the most personal association of the extant buildings. Therefore, 2585 Pacific Avenue appears to be eligible for listing as Elise Drexlers' long time primary residence.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
2585 Pacific Avenue does not appear to be eligible for listing under Criterion 3 as a property that embodies the distinctive characteristics of a type, period, region, or method of construction, or as the work of a master. The building is designed in the Italian renaissance style, but it does not include some of the typical features of the style, including wide overhanging eaves with decorative brackets or a symmetrical façade. The third floor picture windows are particularly atypical of the style. Furthermore, the building is not representative of Warren C. Perry's body of work, which predominantly included Shingle style residences. Perry is also not considered a master architect for the city of San Francisco. Also, although the building includes some areas of high artistic value, its overall design lacks exceptional artistic values. Lastly, the building does not fall within the boundaries of the formerly identified Pacific Heights historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject property has undergone few alterations over time and retains strong integrity to convey its significant association with Elise Drexler. The building has not been moved or had any exterior alterations.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that *enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The character-defining features of the subject building include:

- 3-story-over-basement construction and rectangular massing;
- Low pitch hipped roofline and clay tile roof;
- Location on the lot relative to the street with an open garden towards the rear;
- Uniform plaster exterior facing;
- Classical detailing including the cornice, balcony, on the primary façade, and the frame surrounding the front door;
- Arched windows of the first story with dividing columns; and,
- Fanned bracing between first story columns at the west and rear (south) facades.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/24/2015

Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

Proposed Project: ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: June 30, 2015, by Walker Warner Architects

Project Description: The proposed project would renovate the existing single-family residence, add a 2-story addition at the rear, southeast corner of the building, extend the existing third floor towards the rear, enlarge the basement area, modify three window openings and add three basement level windows at the primary façade, and raise the height of the side property line garden wall.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project largely consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*) and that it will not cause a substantial adverse impact to a resource such that the significance of the building would be materially impaired.

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project retains the historic residential use of the building and will not require changes to the building's residential character.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The historic character will be retained and preserved despite minor changes to the window opening sizes and locations at the primary façade and the expansion of the building at the rear southeast corner. The second floor windows at the primary façade would be modified to accommodate the functions of the building interior; however, the balance of openings would be retained on this asymmetric façade and the historic window sashes would be replicated. The added windows at the basement level are in keeping with the pattern, scale, and style of windows at this façade and their installation would not cause the removal of any special features or materials. Likewise, removing a single window from the third floor will retain the overall pattern of openings and not cause the removal of any special features or materials. Fenestration changes at the east elevation will not impact the utilitarian, non-visible façade.

The rear additions will not significantly alter the scale of the historic building and their location at the far rear corner of the building will minimize their visibility from the public right-of-way. No special features or materials would be removed as a result of the addition and the overall form of the historic building will remain intact. The additions have been position such that the fanned bracing between first story columns at the rear façade and the associated balcony and windows are kept intact.

Standard 3.
Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project does not add conjectural features nor does it create a false sense of history. The proposed new construction would feature a contemporary yet compatible design and does not propose any conjectural elements. The structure would clearly read as new construction and would therefore not create a false sense of historical development.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not remove materials, features, finishes, construction techniques and examples of craftsmanship that characterize the building. The stucco, wood, and cast concrete elements that clad the façade will be retain or repaired. The iron railings at the primary façade will be salvaged and reinstalled.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed rear additions will be differentiated from the character-defining features of the historic building through the use of modern window assembles and modern structural elements. The "L" plan for the addition differentiates it from the rectangular footprint of the historic building. And, the old and new volumes of the building will be divided by a glass and metal clad bay that creates a clear hyphen between the two. Meanwhile, the stucco finish and clay tile roof of the addition will tie it into the materials of the historic building and the overall height and scale of the additions will read a clearly subordinate to the historic building volume.

As discussed above, the second floor windows at the primary façade would be modified to accommodate the functions of the building interior; however, the balance of openings would be retained on this asymmetric façade and the historic window sashes would be replicated. The added windows at the basement level are in keeping with the pattern, scale, and style of windows at this façade and their installation would not cause the removal of any special features or materials. Likewise, removing a single window from the third floor will retain the overall pattern of openings and not cause the removal of any special features or materials. Fenestration changes at the east elevation will not impact the utilitarian, non-visible façade.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

While unlikely, if the additions were removed in the future, the essential form and integrity of the building district would be unimpaired as the majority of the historic rear wall will be retained. Similarly, the minor modification of window openings at the primary façade could be reversed by restoring the original openings and filling in the new openings in the stucco façade.

Summary
The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________________ Date: 8/24/2015
Tina Tam, *Senior Preservation Planner*

cc: Historic Resource Impact Review File

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2112 Thomas Avenue		5351/037	
Case No.	Permit No.	Plans Dated	
2014-000564ENV	201407312647	8/5/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Remove front main entrance and stairs to fill in space and create habitable area. Install new front entrance and gate and garage door. Legalize existing enclosed space under second floor rear sunroom.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**

If no boxes are checked above, **GO TO STEP 3.** If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: February 2014 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Justin Greving

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Justin A Greving	Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.09.28 18:20:27 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	9/11/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	2112 Thomas Avenue	
Block/Lot:	Cross Streets:	
5351/037	Silver Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-000564ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/1/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by William Kostura (dated February 2014)

Proposed Project: Remove front main entrance and stairs to fill in space and create habitable area. Install new front entrance and gate and garage door. Legalize existing enclosed space under second floor rear sunroom.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Determination prepared by William Kostura (dated February, 2014) and information found in the Planning Department files, the subject property at 2112 Thomas Avenue contains a single-story over garage wood-frame single-family residence constructed in 1950 (source: building permit). This simple stucco-clad building was part of a speculative development by Frank Callero who was also responsible for developing the neighboring property at 2116 Thomas Avenue. The building is minimally detailed and features a tripartite picture window over a garage and a dog-leg stairway leading up to the main entry. The first owners and occupants were August and Beverly Franzella who lived in the house until 1964. Known permitted alterations include construction of a rear addition (1955), and installation of aluminum windows on the primary façade (1981). It appears that windows on the primary façade were later replaced with vinyl windows and an iron gate was added to the stairway.

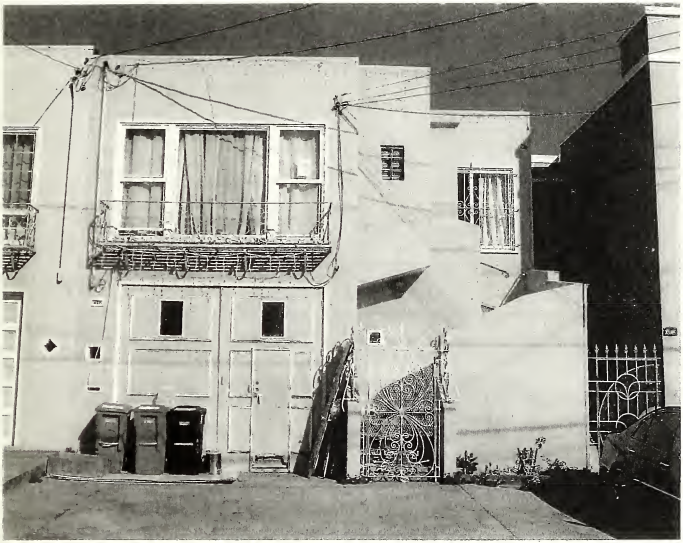
No known historic events occurred at the subject property (Criterion 1). Frank Callero has not been identified as a significant builder in San Francisco and aside from the two houses on Thomas Avenue does not appear to be responsible for the larger mid-twentieth century development in the immediate vicinity. None of the owners or occupants have been identified as important to history (Criterion 2). August Franzella worked in a small grocery store in the neighborhood for most of his life and does not appear to be of any particular individual significance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. This simple stuccoed "junior five" is a property type ubiquitous throughout San Francisco during the post-World War II period and does not stand out on its own.

2112 Thomas Avenue is not located within the boundaries of any identified historic district. The subject property is located in the Bayview neighborhood along a cul-de-sac that dead ends at the Thurgood Marshall High School. Houses in the immediate vicinity were constructed just before and after World War II and feature a variety of minimally detailed period revival styles. Just south of the subject block is Silver Terrace, a large subdivision developed during the mid 1930s and 1940s. While Silver Terrace may be significant as a pre-World War II development similar to developments in the Sunset, the houses by Callero do not contribute to this history as they are more simply detailed and date from a later period.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Tina Tam	9/28/2015

2112 THOMAS AVENUE



SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
OCT - 7 2015
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PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address	Block/Lot(s)
1188 Diamond Street	6556/006A

Case No.	Permit No.	Plans Dated
2015-004141ENV	201503231599	3/18/2015

☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

EXCAVATE 2' @ GARAGE, (N) FLOOR BETWEEN (E) 1ST & (E) 2ND STORY. FILL-IN LIGHTWELL, (N) RM W/BATH @ (N) PENTHOUSE. REAR ADDITION, REMODEL INTERIOR TOTALLY REPLACE ALL WINDOWS, REPLACE ELECTRICAL & PLUMBING INCLUDING FIXTURES, (N) FOUNDATION, (N) FACADE MATERIALS.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, **GO TO STEP 3.** **If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible] Archeological review completed.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or** repair to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. Other work that would not materially impair a historic district (specify or add comments): See PTR form dated 9/28/2015 (see attached) *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
☐	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.09.28 18:53:23 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an *Environmental Evaluation Application.*
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Justin A Greving	**Signature:** Justin Greving Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.09.28 18:53:45 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	9/15/2015

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	1188 Diamond Street	
Block/Lot:	Cross Streets:	
6556/006A	Clipper and 26th streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-004141ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/18/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Evaluation prepared by Tim Kelley Consulting (dated 7/17/2015)

Proposed Project: Excavate 2' @ garage, (n) floor between (e) 1st & (e) 2nd story. Fill in lightwell, (n) rm w/bath @ (n) penthouse. Rear addition, remodel interior, replace all windows, replace electrical & plumbing incl fixtures, (n) foundation, (n) facade materials.

PRESERVATION TEAM REVIEW:

Historic Resource Present	● Yes	○ No *	○ N/A

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	○ Yes ● No	Criterion 1 - Event:	○ Yes ● No
Criterion 2 -Persons:	○ Yes ● No	Criterion 2 -Persons:	○ Yes ● No
Criterion 3 - Architecture:	○ Yes ● No	Criterion 3 - Architecture:	● Yes ○ No
Criterion 4 - Info. Potential:	○ Yes ● No	Criterion 4 - Info. Potential:	○ Yes ● No
Period of Significance:	n/a	Period of Significance:	1890-1914
		○ Contributor	● Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	● No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	● Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated 7/17/2015) and information found in the Planning Department files, the subject property at 1188 Diamond Street contains a single-story over garage wood-frame single-family residence constructed in 1907 (source: water tap record). This stucco clad building features two angled bay windows over a garage door and two adjacent pedestrian entries. Both the bay windows and roof parapet are capped in Spanish clay tiles giving the building a slight Mediterranean revival feel to what is otherwise a flat stuccoed façade. Known exterior alterations to the property include relocation of an existing cottage towards the front of the lot and installation of 3 new rooms (1929), and rear elevation expansion and installation of new windows to an unknown elevation (1971). Although it unclear what other alterations have taken place the subject property in its current state likely bears little resemblance to the cottage built to the rear of the lot in 1907.

No known historic events occurred at the subject property (Criterion 1). Although Noe Valley experienced a building boom after the 1906 Earthquake and Fire there is no indication that this property had a direct important connection with this growth. None of the owners or occupants have been identified as important to history (Criterion 2). Most early owners and occupants had jobs related to the construction industry and occupations included plasterers and painters. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. As a simple stucco building with little architectural detailing or interest the subject property is not a great example of any architectural style.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9/28/2015

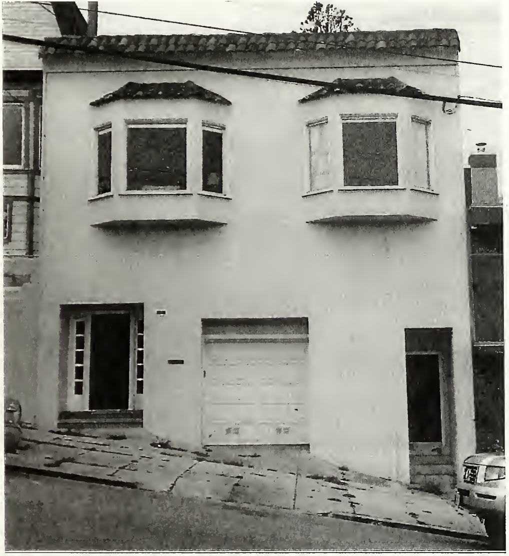
The Department previously identified an eligible historic district that includes the subject block (see HRER for Case 2011.1354E dated 4/12/2012). The district was found to be significant under Criterion 3 due to a high concentration of cohesive vernacular Victorian and Edwardian residences that includes a collection of residences with Queen Anne detailing. The period of significance for the eligible district is 1890-1914. While a formal survey has not been completed, suggested boundaries are both sides of Diamond Street between Clipper and 26th streets and the southern side of Clipper Street between Diamond and Castro streets.

Character-defining features include:

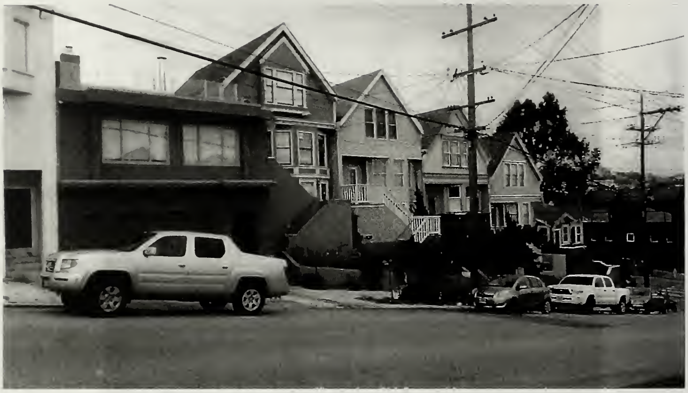
- Asymmetrical façade with entrance stairs and recessed landing area
- Front retaining wall and stepped/terrace yard
- Detached buildings with side setbacks
- Low building height consisting primarily of prominent front-facing gables
- Wood horizontal board or shingle siding, and wood double-hung windows
- Decorative trim emphasizing roof lines and separation of stories

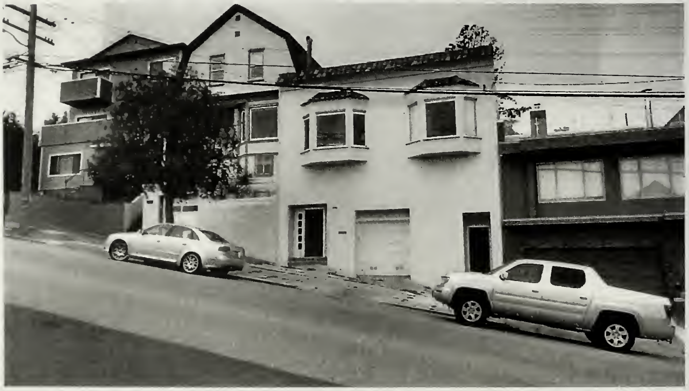
The subject property is a non-contributor as it was constructed outside of the POS. However, the proposed project design would be required to conform with the Planning Department's Residential Design Guidelines (RDG), which mandate conformity with the neighborhood character. Therefore, the proposed alteration that would be RDG compliant would not materially impair the eligible historic district and its surroundings such that it does not retain those physical characteristics outlined above that justify its eligibility for listing.

1188 Diamond Street



West Side of Diamond Street





East Side of Diamond Street (next page)

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PLANNING DEPARTMENT

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DOCUMENTS DEPT

OCT - 7 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1418 Diamond Street		6588/003	
Case No.	Permit No.	Plans Dated	
2015-009945ENV		7/31/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Horizontal rear additions at second and third floors, including below grade addition at second floor. Add rear deck at third floor and penthouse at roof level. Add elevator to access all levels.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations.* (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Archeological review completed. Project will follow recommendations of 9/10/14 Earth Science Consultants geotechnical report.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible** spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ____________
☑	10. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: Per PTR form signed and dated September 28, 2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.09.29 10:38:37 -07'00'
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	9/11/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	1418 Diamond Street	
Block/Lot:	Cross Streets:	
6588/003	Duncan & 27th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-009945ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/31/2015

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information for Historic Resource Determination prepared by Christina Flores (dated May 22, 2015).

Proposed Project: Horizontal rear addition at second and third floors, including below grade addition at second floor. Add rear deck at third floor and penthouse at roof level. Add elevator to access all levels.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Christina Flores (dated May 22, 2015) and information found in the Planning Department files, the subject property at 1418 Diamond Street contains a two-story over garage wood-frame single family residence constructed in 1950 (source: building permit). The building appears to have been constructed in a vernacular architectural style by and for original owner Edward Shamilan and his wife Roxie. This property has remained in the Shamlian family since its construction. Known exterior alterations to the property include: reroofing (1992); rear window replacement (2001); termite control work (2003); and installation of vinyl siding at rear (2004).

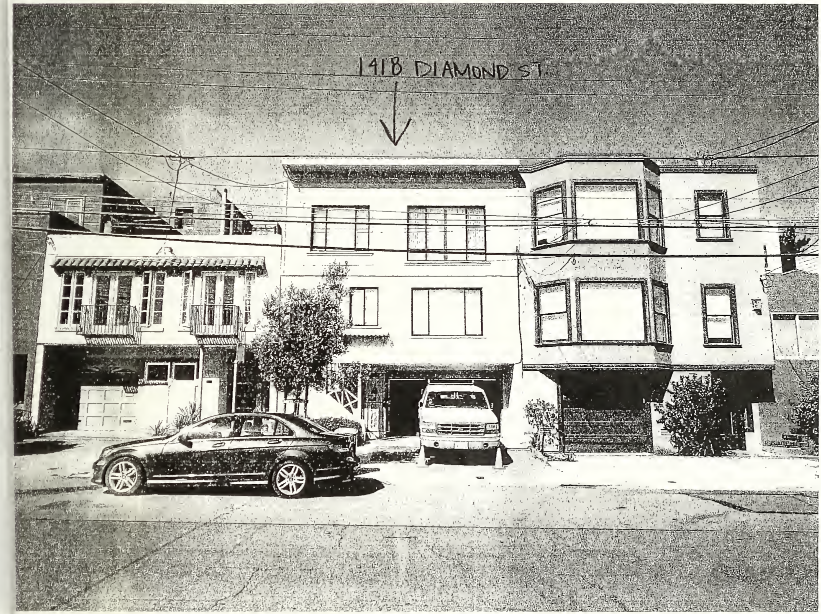
No known historic events occurred at the subject property (Criterion 1). Although the property was constructed by Edward Shamlian and has remained in the family since its construction, the Shamlian family does not appear to have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located on Diamond Street between 27th and Duncan Streets near the western boundary of the Noe Valley neighborhood. The subject block contains a variety of architectural styles and construction dates ranging from 1922 through 1950, leaving the neighborhood without a cohesive character of architecturally related houses.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Tina Tam	9/28/2015

1418 DIAMOND ST.



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